

227 Hawkmere View
Chestermere, Alberta

MLS # A2207315



\$779,900

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|------------------|--|---------------|-------------------|
| Division: | Westmere | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,438 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Gazebo, Landscaped, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Wet Bar | | |

Inclusions: Attached Shelves in Living Room, Basement Fridge, Gazebo, Pool Table, Hot Tub (As is - No permit),

227 Hawkmere View! Welcome to your charming bungalow retreat offering a perfect blend of style and functionality! This inviting home spans 1438 sq ft of main-floor living space and an additional 1172 sq ft in the fully finished basement with a walkout, providing a total of over 2600 sq ft of comfortable living. On the main floor, the welcoming entrance flows into a bright living area featuring beautiful hardwood floors in the entrance, kitchen, dining room, and hallways—accented by a striking brick facing feature fireplace. The vaulted ceiling adds to the spacious feel, while the Primary Bedroom offers a luxurious 5-piece ensuite and a generous walk-in closet. A cozy front office provides a perfect space for working from home. Descend to the basement where you'll discover dual living areas—a family room and a separate living room highlighted by a charming mantled fireplace. This level also boasts two additional bedrooms, a wet bar, and a cellar, making it ideal for entertaining or family movie nights. Additional functional spaces include a main floor laundry room and a two piece powder room! Step outside to your sun-drenched, west-facing backyard featuring a spacious back deck and a gazebo, perfect for outdoor relaxation and entertaining. Other notable features include central vac, and an attached oversized 2-car garage with extra side space for storage or easier vehicle access. Don't miss out. Schedule your showing!