

**119 Springmere Place  
Chestermere, Alberta**

**MLS # A2208096**



**\$700,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Gazebo, Landscaped, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, Pantry, Storage		

**Inclusions:** Pergola on Deck & Large Freezer in Basement

Seamless Indoor-Outdoor Living Defines This Elegant Two-Storey Residence. This exceptional home offers a perfect blend of sophistication, comfort, and functionality. Thoughtfully designed, the exterior showcases meticulously maintained, low-maintenance landscaping in both the front and backyards. The outdoor space is an entertainer's dream, featuring a spacious deck, pergola, and a well-appointed patio. A generous vegetable garden, a convenient storage shed, and a dedicated concrete pad for your RV or boat enhance the property's versatility. With a fully fenced backyard and direct access via a paved back lane, privacy and convenience are seamlessly integrated. Inside, an inviting open-concept floor plan welcomes you with a formal dining area, a kitchen with breakfast bar, granite counter tops and a bright, airy living room centered around a striking mantel fireplace. Upstairs, a stunning bonus room boasts vaulted ceilings, rich hardwood flooring, out to a covered balcony that frames breathtaking skyline views. The upper level also features three spacious bedrooms, a main bath, including a primary bedroom with a walk-in closet and a 4pc ensuite. The recently finished basement offers additional living space with fresh paint, plush new carpeting, stylish trims, and baseboards. Complete with a well-appointed three-piece bath and a guest bedrooms, this lower level adds both comfort and functionality to the home. This traditional residence is a rare find, offering a seamless fusion of indoor elegance and outdoor serenity.