

**156 Springmere Grove  
Chestermere, Alberta**

**MLS # A2208745**



**\$539,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

RARE OPPORTUNITY; UNITS BARELY COME UP IN THIS PLAZA - WALK-OUT BASEMENT WITH NO NEIGHBOURS BEHIND - Offering 2150+ SQFT of Luxurious Living Space with 3 Beds, 2.5 Baths & Double Attached Garage - Welcome to this well maintained unit - Main floor offers a half bath, formal dining, family room with fireplace, eating nook and a lovely kitchen with kitchen island, pantry and modern appliances. The Open Floorplan Concept is accentuated between the family room, kitchen and eating nook making this an awesome family space. The upper level features a large bonus room, 3 bedrooms and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that comes with a 5 PC ENSUITE! This home still has more to give with its WALK-OUT basement that is awaiting your added touch as well as a stunning deck and patio! This home is in prime location with easy access to all the amenities in Chestermere Station Way and the Rainbow Falls Plaza. In addition to that, it also has easy access to 17th Ave SE taking you to both the East Hills Plaza and Stoney Trail NE!