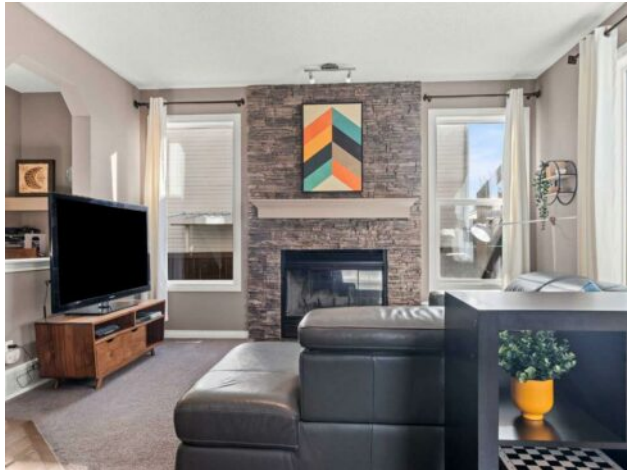


140 Hawkmere View
Chestermere, Alberta

MLS # A2208812



\$699,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	15-24-28-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Back Hall Shelving Storage unit

Welcome to 140 Hawkmere View - a lovingly maintained family home tucked into the heart of Westmere, just a short walk from schools, parks, walking paths, groceries, the library, and Chestermere Lake. This 3-bedroom, 2.5-bath home offers over 2,000 sq ft of finished living space, with room to grow thanks to a partially developed basement and engineered plans (plus ductwork) already in place for a future 4th bedroom and additional bathroom. Right away, you'll appreciate some of the smart and valuable updates—solar panels with critter guards, new shingles (2022), and a 220V outlet in the garage, perfect for EV charging or powering tools. There's also a smart thermostat and central air conditioning, making this home both comfortable and efficient year-round. Inside, the main floor feels warm and welcoming with hardwood and carpet flooring, tall ceilings, and a great layout. The living room features a wood-burning fireplace, perfect for cozy evenings, and opens into the dining space and kitchen. The kitchen offers granite countertops, a built-in breakfast bar, and glass block windows that let in natural light while maintaining privacy. You'll also find stainless steel appliances, including a gas range with double oven, a pantry, and an extra storage closet. There's a main floor den with a built-in desk—ideal for working from home or managing the household. Upstairs, you'll find a bright east-facing bonus room with a gas fireplace, convenient upper laundry with built-in shelving, and three generous bedrooms. The primary suite includes a 4-piece en suite with a soaker tub, oversized standalone shower, and a walk-in closet. A second full bathroom completes the upper level. Outside is where this home really shines in the summer—the west-facing backyard is a private retreat with a newer deck, built-in storage

benches, sail shades, and lush landscaping. The automated underground sprinkler system keeps both the front and back yard looking great with minimal effort. There's also a BBQ gas line hookup, making this space perfect for entertaining. With thoughtful upgrades, loads of potential, and a location that can't be beat—this is one you don't want to miss. Book your showing today!