

195 Willowmere Close
Chestermere, Alberta

MLS # A2309056



\$694,500

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV Mount in Primary Bedroom, Rain Barrel, Shed, Alarm Equipment, Refrigerator in Garage

Your home is here in Westmere! Set on an expansive 6,597 sq ft CORNER lot in sought after community of Westmere, this fully finished 4-bed, 4 bath, air-conditioned home offers nearly 3,200 sq ft of thoughtfully designed living space. A charming covered front porch creates a warm welcome and is the perfect spot to enjoy morning coffee or unwind at the end of the day. The spacious front entry has plenty of room to comfortably welcome guests and flows into a flex room with tons of versatility — whether you envision a music/piano room, home library/den or additional dining space. The open-concept main floor is bright and airy and boasts hardwood flooring mostly throughout. You’ll love the tall ceilings, large windows, and seamless flow between the kitchen, dining, and living spaces. The living room features a gas FP, built-in shelving and a soaring 16-foot open-to-below design from the upper level that adds to the home's spacious feel. The eat-in kitchen acts as a natural gathering place with granite countertops, central island, black/stainless steel appliances and ample prep space. A convenient walk-through pantry connects directly to the attached garage through a handy mudroom with bench seating and lots of storage. The main floor laundry room and nearby 1/2 bath add everyday convenience. Upstairs, you’ll find 2 ample sized bedrooms, a great sized 5 pc bath with dual sinks and a rare walk-in storage room ideal for linens, seasonal storage, or whatever life needs room for. The primary retreat has space for your king size furniture and includes a 4 pc ensuite with a vanity that works perfectly for getting-ready, large soaker tub ideal for relaxing, a separate shower, water closet, and a spacious walk-in closet. The finished basement adds even more flexibility with a large rec room perfect for movie nights, a home gym/hobby room which could be

great as a plays pace or home office setup, a 4th bedroom and a 3pc bath. The fully fenced yard offers an incredible amount of usable outdoor space with room to host BBQs (gas line), relax in the sun, garden, play lawn games or gather around the firepit with friends and family. Whether you love entertaining or simply want room to enjoy everyday life outside, this backyard delivers the kind of space that's becoming harder to find. The oversized driveway and ample parking alongside the home means your guests will always have a place to park when they come to visit, RV/boat parking makes packing for camping adventures incredibly handy. This home is excellently located just mins to all that Chestermere has to offer including schools, pathways, playgrounds/parks, year round fun at the lake, offleash dog parks and a ton of services/restaurants/shops/grocery stores. This location makes commuting to Calgary a breeze with 16th & 17th Avenues, and Stoney Trail all easily accessible. Upgrades to Note: HWT Replaced (2025), Roof Replaced (2024), AC (~2021), Dishwasher (2025), Washer (2024), Some Updated Painting & Lighting.