

**131 Invermere Close**  
**Chestermere, Alberta**

**MLS # A2309757**



**\$619,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,484 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Irregular Lot, Low Maintenance Lands		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-24-28-W4
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Furnitures and fixtures are all available for sale.

Tucked away on a quiet cul-de-sac in the heart of Chestermere, this rare bungalow villa offers the perfect blend of quality craftsmanship, thoughtful upgrades, and low-maintenance, "lock-and-go" lifestyle. Seamlessly designed for comfort and accessibility, this home features almost 1,500 square feet on the main floor, ensuring everything you need for daily life is on one level. You are welcomed into a bright, open-concept layout with soaring vaulted ceilings, an abundance of natural light, and a warm living area centered around a cozy fireplace. The functional and elegant kitchen is complete with granite countertops, stainless steel appliances, a bright skylight, and plenty of room to gather. This main level also includes a versatile formal dining or flex space, a convenient half-bath for guests, and a dedicated main-floor laundry room so you never have to haul heavy baskets between floors. The primary suite serves as a true main-floor retreat, showcasing a fully renovated ensuite with a walk-in double shower, new fixtures, a double vanity, and a generous walk-in closet. While you can live comfortably entirely on the main level, the fully finished basement offers the perfect setup for guests, hobbies, or live-in care. Downstairs, you will find two additional bedrooms, a second full bathroom, and a spacious living area that provides excellent separation of space and privacy for visiting family. Extensively and professionally renovated, the home provides true move-in-ready peace of mind with fresh paint, new baseboards, new carpet in the basement, alongside updated bathrooms with modern fixtures, a new hot water tank (2023), new A/C for year-round comfort, a newer roof (2015) with a 30-year limited warranty, and newer appliances. Step outside to enjoy two private patios&mdash;one on the side and one in the backyard with an electronic awning&mdash;while the underground sprinkler system

keeps the yard lush with minimal effort. Located just minutes from schools, parks, shopping, and the beautiful shores of Lake Chestermere, this home is surrounded by a welcoming, mature community. Best of all, you will appreciate the quiet atmosphere with no HOA or condo fees, though landscaping help is always available, offering the ultimate balance of independent single-level living with the ability to lock and go during those long winter months. Book a viewing today.