

**260 Westchester Way**  
**Chestermere, Alberta**

**MLS # A2310153**



**\$749,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All shelving on walls and garage, BB kitchen, rough-in vacuum

**OPEN HOUSE SATURDAY, MAY 16 FROM 11AM-1PM AND SUNDAY, MAY 17 FROM 2-4PM\*\*\*\*\***Location, location, location! Situated in one of the most mature and sought-after neighbourhoods in Chestermere, this exceptional walkout bungalow offers the perfect combination of comfort, space, and convenience. Just a short walk to the lake, canal pathway system, off-leash dog park, schools, restaurants, grocery stores, pharmacies, and many other amenities &mdash; with Calgary only &dash;10 minutes away. Set on a beautiful tree-lined street and positioned on a large lot, this home offers incredible outdoor living space with a huge upper deck, covered walkout patio, spacious yard, custom outdoor kitchen with gas BBQ, and a wood-burning fireplace. Inside, the welcoming foyer opens to vaulted ceilings and a bright, open main floor. The living and dining room combination flows seamlessly into the kitchen, breakfast nook, and great room, all surrounded by large windows overlooking the backyard and deck space. The kitchen features granite countertops, a large island with eating bar, corner pantry, stainless steel appliances, heated floors, abundant cabinetry, and a newer refrigerator (2025). The current great room is being used as a dining area but can easily transition back into a cozy family room centered around the gas fireplace. The master bedroom offers a walk-in closet and a 4-piece ensuite with heated floors. A second generous bedroom and additional 4-piece bathroom complete the main level. The back entrance includes built-in storage for coats and shoes and leads to the insulated, drywalled double attached garage with heater. Hardwood and slate flooring add warmth and character throughout the main floor. The fully developed WALKOUT BASEMENT provides exceptional additional living space with two large bedrooms, a spacious

recreation room, office area, and a beautifully updated 4-piece bathroom featuring a steam shower for a spa-like retreat. The lower level also includes a large utility/storage room and conveniently located laundry area. The home also features in-floor heating. Additional upgrades and features include: Triple-pane windows throughout, Air conditioning, Composite deck, newer basement carpet, large side shed, hot water tank (2024), and a recently serviced and cleaned furnace. This is an incredible opportunity to own a well-maintained walkout bungalow in one of Chestermere's most established and desirable neighbourhoods.