

249 Springmere Way
Chestermere, Alberta

MLS # A2311526



\$684,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Law		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 2 storey home offering nearly 1,900 sq ft of thoughtfully designed living space in one of Chestermere's most sought after communities. Located on a quiet street near scenic ponds and walking trails, this home blends comfort, functionality, and everyday lifestyle. The inviting west facing front porch creates excellent curb appeal, while oversized windows and an open concept layout fill the home with natural light. The main floor features spacious living and dining areas, a bright family room with cozy gas fireplace, and a functional kitchen with abundant cabinetry, large pantry, centered island, and sun filled breakfast nook separated by gorgeous French doors. A spacious laundry room and 2 piece bath complete the main floor. Upstairs offers three generous bedrooms including a spacious primary retreat with walk in closet and private 3 piece ensuite bath. A full 4 piece bathroom serves the additional bedrooms, plus a versatile loft space ideal for a home office or play area. The basement offers approximately 800 sq ft of undeveloped space with two egress windows and bathroom rough in, creating excellent future potential. The home also includes a Kinetico K5 water system. Step outside and enjoy the professionally built full rear deck, beautifully manicured yard, garden space, oversized shed, and oversized rear gate with paved lane access for additional parking flexibility for trailers, recreational equipment, or sporting vehicles. Complete with a double attached garage, extended driveway, and close proximity to schools, shopping, banking, golf, and Lake Chestermere, this home is the complete family package