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148 SPRINGMERE Grove Chestermere, Alberta

MLS # A2351191

$550,000

Division:	Westmere		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,194 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lig		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 465
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 148 Springmere Grove! Busy life!!?? Sell the lawnmower and snow shovel!! The monthly condo fee covers lawn maintenance, snow removal along with exterior maintenance such as roof shingles, and deck replacement!! With over 2,190 sq. ft. above grade, three bedrooms and a double attached garage, this end-unit townhome offers a spacious layout with both a main floor office and an upstairs bonus room. A covered front porch leads into a generous foyer, while arched openings frame the office and hardwood flooring continues through the main living areas. The kitchen features rich wood cabinetry, GRANITE countertops and a corner pantry, with an expansive raised breakfast bar offering space for casual meals or visiting with guests. The open layout connects the kitchen to a spacious living room centred around a stone-faced gas fireplace, where large rear and side windows bring in plenty of natural light. The adjoining dining area opens directly onto the rear deck, making outdoor meals easy. A laundry/mudroom with access to the attached garage and a two-piece bathroom complete the main floor. Upstairs, the large bonus room provides a comfortable second living area with plenty of room to gather and relax. The primary bedroom features a spacious five-piece ensuite with two separate vanities, a corner soaker tub, a separate shower and an enclosed toilet area. Two additional bedrooms, each with windows on two sides, and a four-piece main bathroom complete the upper floor. Three large windows bring natural light into the unfinished basement, offering excellent potential for future development and additional living space. Its open layout also provides ample storage while you plan your next steps. Central air conditioning keeps the home comfortable through the summer, and the rear deck offers room for a dining set and barbecue. Stairs lead

down to the lawn, where established garden beds and mature greenery add to the outdoor setting.

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