

# \$700,000 - 140 Springmere Drive, Chestermere

MLS® #A2197712

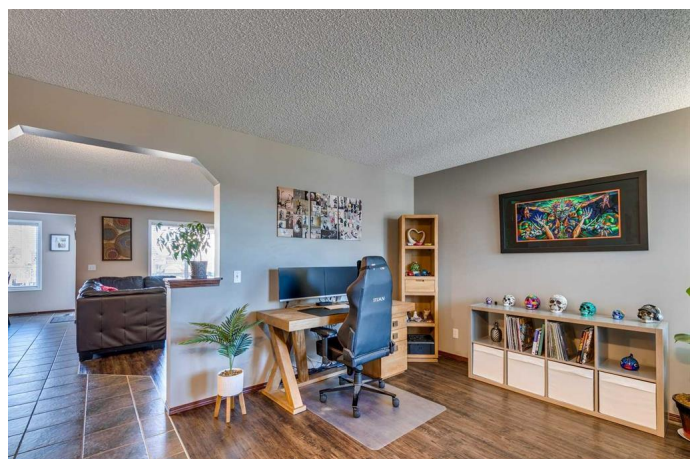
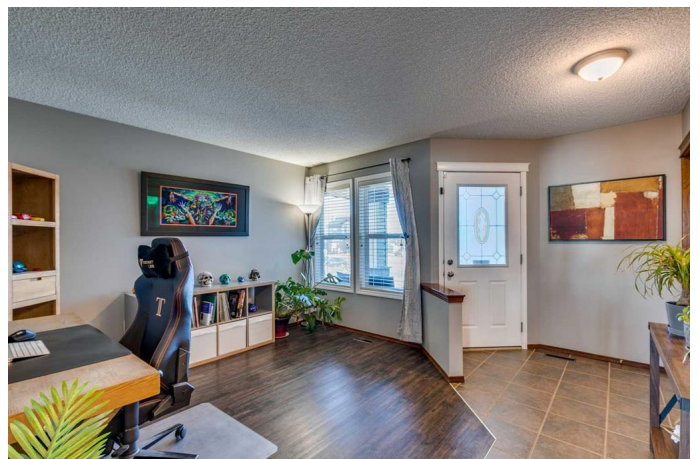
**\$700,000**

3 Bedroom, 4.00 Bathroom, 2,260 sqft  
Residential on 0.13 Acres

Westmere, Chestermere, Alberta

**TURN KEY PROPERTY!**

3 Bedroom, Two story, 2260ft + fully developed basement. Oversized garage was insulated with spray foam in October 2019. Beautiful family home combines clever design and practicality. Upon entering, you will find a flex space currently being used as a Den. As you move further in, the main level of the home is designed with an open-concept layout. This space allows for ample natural light from the large windows, making the interior feel bright and airy. No need to worry about being too hot though, this home has central air-conditioning. No shortage of counter space in the kitchen and all appliances are included. The upper level which features 3 bedrooms as well as a convenient upper floor laundry. Walking through you will find yourself in the huge bonus room, which has so many possibilities for use. One possibility of dividing it in half to create 2 more bedrooms so this home would have a total of 5 bedrooms!!! Spacious primary bedroom allows for a king bed and provides a walk in closet and 4-piece luxurious ensuite. Basement is built for entertaining with friends and family. Wide open space to fit any recreation game tables, or for kids to play. Excellent space for a media room! Basement bathroom even features a rare urinal for the fellas to use. New roof which was installed in May 2021. Underground sprinklers keep your fully landscaped and fenced yard beautiful.



Built in 2004

## Essential Information

MLS® #	A2197712
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	140 Springmere Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1P9

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Family Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	rm-1

### **Listing Details**

Listing Office	MaxWell Capital Realty
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