

**154 Invermere Drive**  
**Chestermere, Alberta**

**MLS # A2214535**



**\$795,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Reverse Pie Sha		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 2 garage door remotes for double door, TV Mount in Bedroom, 2 work benches in garage (ask for details), Slat wall in Garage

**OPEN HOUSE SATURDAY 2 - 4 PM** Welcome to this beautifully maintained and updated home in the heart of Chestermere, where pride of ownership is evident at every turn. From the moment you arrive, the inviting curb appeal and front yard water feature create a peaceful first impression. Inside, the main floor offers a bright and open layout with VAULTED CEILINGS, updated cabinetry, granite countertops, a large central island, and a walk-through pantry with custom shelving that connects seamlessly to the mudroom. A front office, spacious living room and 2-piece bathroom add to the functional layout. The spacious primary bedroom is a true retreat, featuring a cozy 3-way gas fireplace, walk-in closet, and a luxurious 5-piece ensuite with a massive walk-in shower, bench seating, and a heat lamp for added comfort. The basement is warm and welcoming with a wide staircase, second gas fireplace, wet bar with heated floors, large rec room, and an additional bedroom—perfect for guests or family. The TRIPLE GARAGE is a standout with epoxy floors, slat wall storage, a workbench, and heating in the single bay. Enjoy fresh air with phantom screens on both the front and back doors, and unwind on the large deck or patio beside the year-round outdoor fireplace. The low-maintenance backyard is a private oasis, complete with a second water feature, pergola, stamped concrete walkways, and a paved alley. Additional features include central air(2023), water softener, built-in speakers, GlowStone exterior lighting, AND MORE—ask your Realtor for the full list. All this, in a quiet, well-established community just minutes from Calgary.