

**141 Aspenmere Drive  
Chestermere, Alberta**

**MLS # A2239754**



**\$849,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmere                                           |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 2,374 sq.ft.                                       | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Front Yard, Level |               |                   |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan            |                   |     |

**Inclusions:** N/A

Stunning 2-Storey Home with Walk-Out Basement at 141 Aspenmere Drive, Chestermere. Nestled on a corner lot, this gorgeous 2-storey home offers over 2300 sq. ft. of luxurious living space and a truly homey and cozy ambiance. Boasting 3 bedrooms, 3 bathrooms, and an attached double garage, this residence is perfect for families looking for comfort, convenience, and style. A bright and spacious family room with a cozy fireplace, perfect for relaxing or entertaining. A chef's dream gourmet kitchen with a large kitchen island and ample cabinet space. A convenient dining room with easy access to a private deck – ideal for outdoor gatherings, mudroom leading to the pantry, allowing for easy access when bringing in groceries from the garage, half bath for added convenience on main floor. Generous bonus room flooded with natural light, making it the ideal space for a home office, playroom, or second living area. Two additional well-sized bedrooms and a full bathroom. The master suite is a luxurious retreat, featuring a 5-piece ensuite and a spacious walk-in closet (W.I.C.). The laundry room is conveniently located on the upper level for easy access. The fully unfinished WALK-OUT BASEMENT leads to a private and spacious backyard, providing a seamless transition from indoor to outdoor living. This home is perfectly situated for easy access to all the essentials, including restaurants, banks, grocery stores, and a gas station. The property is also a short drive to highways, making it easy to commute, and offers proximity to Chestermere Lake, a scenic spot for outdoor recreation.