

**235 Hawkmere Road  
Chestermere, Alberta****MLS # A2214459****\$769,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,254 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Few Trees, Gazebo, Landscaped, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Welcome to this beautifully maintained home tucked away on a quiet street in the charming city of Chestermere! This spacious property features an open-concept layout, perfect for living. The main level offers a bright and airy living room, a generous dining area, and an updated kitchen equipped with stainless steel appliances, granite countertops, and a large island providing plenty of cabinet and counter space. A versatile den, a convenient 2-piece bathroom, and a second living area complete the main floor. Upstairs, the spacious primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks, a relaxing soaker tub, a stand-up shower, and a large walk-in closet. Two additional bedrooms, another full bathroom, and a generous bonus room with vaulted ceilings and modern barn doors round out the upper level—perfect for a playroom, home office, or media space. The basement features a separate entrance and offers exceptional flexibility. It includes one bedroom, a full bathroom, a large entertainment area, and a wet bar that can easily be converted into a full kitchen—making it ideal for extended family, guests, or potential rental income. This home also includes central air conditioning for year-round comfort and a double attached garage providing ample space for parking and storage. Step outside to the beautifully landscaped backyard—an entertainer’s dream—featuring a spacious deck, mature trees, and a handy storage shed. It’s the perfect place to unwind or host gatherings. Located just a short walk from the lake and near the golf course, this home is nestled in a welcoming community known for its small-town charm, great schools, and convenient access to all the amenities Chestermere has to offer. Don’t miss this incredible opportunity to own a versatile and well-appointed home in one of

Chestermere's desirable neighborhood!