

**82 Stonemere Green**  
**Chestermere, Alberta**

**MLS # A2216555**



**\$819,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,279 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lake		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**CORNER LOT!! OVER 2200 SQFT OF LIVING SPACE!! TRIPLE ATTACHED GARAGE!! TRAILER PARKING IN BACKYARD!! 3 BEDROOMS 2.5 BATH!! MAIN FLOOR OFFICE!!** This stunning home features an open Floorplan with LARGE WINDOWS that fill the space with NATURAL LIGHT! The MAIN FLOOR includes a PRIVATE OFFICE, 2 PC BATH, MUDROOM, and a KITCHEN that will inspire your inner chef! It's equipped with ALL MODERN APPLIANCES, a HUGE ISLAND, and a WALK-IN PANTRY with ample storage! The DINING AREA provides easy access to your PRIVATE DECK, and the COZY LIVING ROOM features a stunning Fireplace. Upstairs, you'll find a spacious FAMILY ROOM, LAUNDRY, and 3 BEDROOMS, including the LUXURIOUS PRIMARY SUITE with a 5 PC ENSUITE and WALK-IN CLOSET. Two more WELL-SIZED BEDROOMS and a 4 PC BATH complete the upper floor. The WALK OUT BASEMENT is UNFINISHED with potential for a LEGAL/ILLEGAL SUITE (subject to city approval). Trailer parking available in the backyard. Situated on the west side of Chestermere Lake, the Shores of Westmere is a thriving community ideal for those who enjoy an active lifestyle. Enjoy proximity to Crystal Park Pond, Cove Beach, an off-leash dog park, and scenic walking trails. John Peake Memorial Park, the boat launch, and the main beach are just a short 15-minute walk or 5-minute drive. Commuting is simple with quick access to Calgary, Stoney Trail, and Highway #1. Multiple golf courses, schools, and daycares are also nearby.