

**140 Hawkmere View**  
**Chestermere, Alberta**

**MLS # A2219790**



**\$675,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Westmere   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,972 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street                                       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, See Remarks, Standard Shaped Lot, Tre |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Slate   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Washer, dryer, dishwasher, fridge, range, window coverings

Visit REALTOR&reg; website for additional information. Stunning home in sought-after Westmere boasts 1971 sq. ft. (plus a partially finished basement). This home is move-in ready with a glowing April 2025 property inspection. Walking distance to top schools, shopping, parks, and Chestermere Lake. Features include solar panels and a 2022 roof that offsets electricity costs, A/C, a double garage with 220V outlet, and the potential to develop a legal basement suite (plans and ductwork ready). The main floor boasts hardwood, granite counters, gas range with double oven, wood fireplace, and walk-in pantry. Upstairs offers a bonus room with gas fireplace, 3 bedrooms including a large primary with ensuite and walk-in. Enjoy a west-facing yard with underground sprinklers, raised gardens, shade sails, and multi-level deck. Smart thermostat, newer appliances, and tons of upgrades throughout!