

213 Hawkmere Close  
Chestermere, Alberta

MLS # A2224699



**\$829,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,046 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Electric Range, Range Hood, Refrigerator, Washer, Dryer

Looking to move to Chestermere? This might be the perfect home for you - OVER 4400 SQ FT OF LIVING SPACE - WALKOUT BASEMENT W NEW ILLEGAL SUITE THAT MAKES FOR AN AMAZING MORTGAGE HELPER - BEDROOM & FULL BATH ON MAIN LEVEL - 7 BEDS - 4 FULL BATHS - DECK ON MAIN & PATIO ON LOWER LEVEL - SEPARATE LAUNDRIES - AMPLE STORAGE - SUPER EASY ACCESS TO CHESTERMERE STATION WAY! Simple and functional floorplan throughout! Main floor offers living and family room, dining and additional breakfast nook, kitchen, BEDROOM AND FULL BATH. Laundry is on the main level as well. Upper level features 4 bedrooms, 2 FULL baths (ensuite included) and a large loft/bonus room. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ensuite and W.I.C! Most importantly, the WALKOUT BASEMENT BOASTS A NEW ILLEGAL SUITE WITH 2 BEDROOMS, FULL BATH, REC/LIVING ROOM & A KITCHEN - MAKES FOR A GREAT MORTGAGE HELPER! This home is perfect for families looking to upsize or move to Chestermere & it also makes for an amazing investment property! AWESOME LOCATION! GREAT VALUE!