

212 Springmere Road  
Chestermere, Alberta

MLS # A2291582



## \$799,900

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,303 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

**Inclusions:** Shed

Sophistication, comfort, and thoughtful design come together in this beautifully maintained 2-storey walkout home offering over 3,200 sq ft of developed living space. Situated on a rare premium 48 x 115 ft fully walkout lot, the property backs directly onto tranquil pond, green space, scenic pathways, and protected wetlands with no rear neighbors, creating a peaceful setting with stunning natural views. Located in Westmere, one of Chestermere's most established, spacious, and highly accessible communities, the home offers quick access to Rainbow Road, Highway 1, and 17 Avenue, providing an easy commute to Calgary Downtown while enjoying the character and lifestyle that make this neighborhood one of the city's most desirable. Within walking distance to highly rated St. Gabriel the Archangel Catholic High School and Prairie Waters Elementary, and conveniently close to everyday shopping, dining, recreation facilities, Chestermere Lake, parks, pathways, and the golf course, with the East Hills Shopping Centre just minutes away.

The bright and spacious main floor features an inviting living room with upgraded fireplace and built-ins, a formal dining / flex area, sunny breakfast nook, and an upgraded kitchen with granite countertops, extensive cabinetry, newer appliances, and a separate spice kitchen - perfect for cooking and entertaining. Main-floor laundry, mudroom, and a convenient half bath add everyday functionality. Step outside to the DuraDeck with glass railings, BBQ gas line, and stairs leading to the south facing backyard. The home features an oversized 4-ft extended attached garage offering space for two vehicles plus additional storage. Upstairs offers three spacious bedrooms, including a primary retreat overlooking the natural green space, complete with a luxurious 5-piece ensuite with double vanity and walk-in closet. A full

bathroom and large bonus room provide excellent space for family living, entertainment, or a media room. The builder-finished walkout basement adds exceptional flexibility with a large bedroom, full bathroom, expansive recreation and media area, and a bar with 220V electrical and plumbing rough-ins for a future kitchen, offering excellent potential for multi-generational living. The walkout level opens to an exposed aggregate concrete patio with BBQ gas line and hot tub electrical connection, overlooking the landscaped yard with pond and pathway views. Recent improvements include a new roof in 2022 as well as AC in 2025.