

212 Springmere Place  
Chestermere, Alberta

MLS # A2297982



## \$790,000

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,397 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Central	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Second Refrigerator, Freezer, Long Shelving (Furnace Room), Long Shelving (Workshop), Wood Shelves (Garage)		

Welcome to this exceptional executive residence, tucked away on a quiet cul-de-sac in the highly sought-after lakeside community of Chestermere. This custom-built two-storey walkout offers over 3,500 sq. ft. of beautifully developed living space, including a fully finished lower level, and backs onto peaceful green space, a creek, and parkland, creating a private and picturesque setting. Thoughtfully designed and professionally curated throughout, this home showcases sophistication from the moment you step inside. Rich hardwood flooring, elegant ceramic tile and an abundance of natural light elevate the main level, where a seamless layout blends everyday comfort with effortless entertaining. The stylish kitchen features stainless steel appliances, generous prep space, and excellent functionality, while the adjoining living and dining areas create a warm and inviting atmosphere for gatherings. A spacious laundry and mudroom with custom built-in cabinetry adds convenience and everyday luxury. Upstairs, four generously sized bedrooms provide an ideal family layout, highlighted by a serene primary retreat complete with a spa-inspired five-piece ensuite. The fully finished walkout basement expands the home's versatility with a large family room, an additional bedroom, full bathroom, and a flexible bonus space perfect for a hobby room, workshop, gym, or creative studio. Outside, the professionally landscaped backyard is truly exceptional, with over \$40,000 invested to create a private outdoor oasis. Expansive patios, stone pathways, and an underground sprinkler system ensure beauty with low maintenance, while direct access to the surrounding reserve offers peaceful views and year-round enjoyment. Additional features include central air conditioning, two fireplaces, skylights, and a double attached garage. Ideally located within walking distance to schools, parks,

and amenities, this is a rare opportunity to own a meticulously maintained and extensively upgraded home in one of Chestermere's most desirable settings.