

## 227 Hawkmere View Chestermere, Alberta

MLS # A2207315



# \$719,900

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Low Maintenance Landscape, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Attached Shelves in Living Room, Basement Fridge, Gazebo, Pool Table, Hot Tub (As is - No permit),

227 Hawkmere View! Welcome to your charming bungalow retreat offering a perfect blend of style and functionality! This inviting home spans 1438 sq ft of main-floor living space and an additional 1172 sq ft in the fully finished basement with a walkout, providing a total of over 2600 sq ft of comfortable living. On the main floor, the welcoming entrance flows into a bright living area featuring beautiful hardwood floors in the entrance, kitchen, dining room, and hallways—accented by a striking brick facing feature fireplace. The vaulted ceiling adds to the spacious feel, while the Primary Bedroom offers a luxurious 5-piece ensuite and a generous walk-in closet. A cozy front office provides a perfect space for working from home. Descend to the basement where you'll discover dual living areas—a family room and a separate living room highlighted by a charming mantled fireplace. This level also boasts two additional bedrooms, a wet bar, and a cellar, making it ideal for entertaining or family movie nights plus the POOL TABLE will stay! Additional functional spaces include a main floor laundry room and a two piece powder room! Step outside to your sun-drenched, west-facing backyard featuring a spacious back deck, and a gazebo, perfect for outdoor relaxation and entertaining. Other notable features include central vac, HOT TUB and an attached oversized 2-car garage with extra side space for storage or easier vehicle access. The office furniture will be included for the new owners as well! Don't miss out. Schedule your showing!