

# \$1,179,000 - 269 Aspenmere Way, Chestermere

MLS® #A2206899

**\$1,179,000**

6 Bedroom, 5.00 Bathroom, 3,191 sqft

Residential on 0.12 Acres

Westmere, Chestermere, Alberta

Experience the perfect blend of elevated modern living and family-friendly convenience in this 6 bedroom, 5 bathroom, fully-developed 2 storey home with a TRIPLE attached and HEATED GARAGE, backing onto a GREEN SPACE with a PLAYGROUND! Situated on a quiet street within walking distance of Chestermere Lake and just a short drive to Chestermere's™ Public Library, John Peak Park, the Public Beach, and Chestermere Station, home to numerous shops and restaurants, everything you need is close to home.

Step inside and you'll be greeted by a grand foyer with soaring ceilings, open to the second floor. You'll immediately appreciate the upscale finishes, including light White Oak Engineered Hardwood flooring, dark-stained wood and glass railings, and a wood acoustic panel feature wall adorning the dining room. Adjacent to the dining room is a private main floor office (could also be used as a bedroom) with double opaque glass doors. The kitchen is magazine-worthy, boasting floor-to-ceiling custom white cabinets with soft close doors and drawers, 3cm white quartz countertops, white clam shell backsplash tile, and a large, contrasting black island with eating area, stainless steel appliances including a 5 burner gas cooktop, built-in wall oven and microwave, Bosch dishwasher and full-size side by side fridge and freezer, along with a double compartment sink with touchless faucet. The walk through pantry/SPICE



KITCHEN offers a second gas range, custom cabinets and built in shelving.

The living room is anchored by a cozy gas fireplace with accent lighting and framed by built-in glass shelving on either side. The large south-facing windows fill the space with natural light and overlook the GREEN SPACE and PLAYGROUND out back. A full bathroom with tiled, walk-in shower and mudroom to the garage with custom bench, hooks and storage cubbies complete the main floor.

The back deck (Duradeck) and yard is accessed just off the kitchen, providing the perfect place to entertain or relax and unwind, while the kids play at the playground! The gazebo offers a shady, sheltered spot to sit around the outdoor gas fire pit. Upstairs is a huge bonus room with custom TV cabinet and MDF feature wall, overlooking the main floor below. Youâ€™ll also find a large bedroom with walk-in closet and private ensuite as you make your way to the second floor. The primary bedroom enjoys its own balcony and a 5 piece ensuite with huge walk-in closet. Two additional bedrooms, another full bathroom and separate laundry room with sink complete this floor.

The finished basement, with separate side entrance, offers two more large bedrooms, a wet bar with Island, recreation/TV area, full bathroom and space for a second laundry. All this plus central A/C to keep you comfortable all summer long! This home has been meticulously cared for, shows 10/10 and pride of ownership is evident throughout! Top it off with a location that truly canâ€™t be beat, itâ€™s the perfect place to call home!

Built in 2021

## **Essential Information**

MLS® #	A2206899
Price	\$1,179,000

Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,191
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	269 Aspenmere Way
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y2

### Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Other
Lot Description	Backs on to Park/Green Space, Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R-1

**Listing Details**

Listing Office	Century 21 Masters
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