

# \$739,900 - 228 Aspenmere Way, Chestermere

MLS® #A2225679

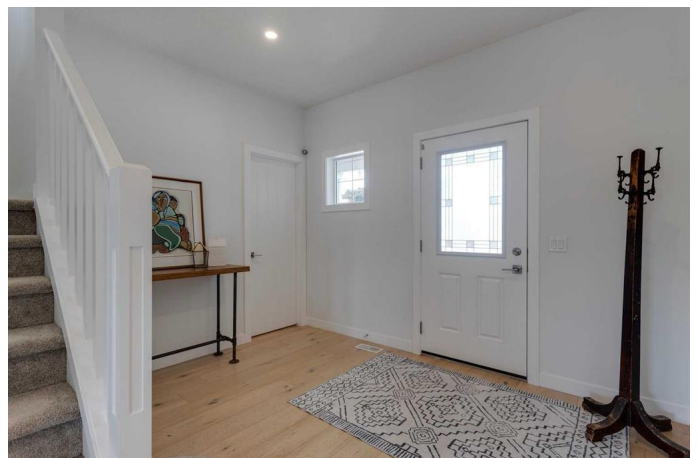
**\$739,900**

3 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.14 Acres

Westmere, Chestermere, Alberta

MOVE-IN READY! Nestled on a quiet street and situated on a pie-shaped lot, this turnkey home features a sunny west-facing backyard with no rear neighbours—perfect for soaking up evening sunsets! Stay cool all summer with central A/C. Designed with functionality in mind, the open-concept main floor offers a spacious living room with a cozy gas fireplace, a stylish kitchen with quartz countertops, a breakfast bar, stainless steel appliances including a gas range, and a handy walk-through pantry. The adjoining dining nook easily accommodates a large table, ideal for family gatherings. Also on this level is a 2-piece powder room and access to the attached double garage through an oversized mudroom—a dream feature for families with young children. Upstairs, you'll find a versatile bonus room, a well-appointed main bathroom, laundry room, and three generously sized bedrooms. The vaulted primary bedroom includes a walk-in closet with convenient access directly to the laundry room, and a luxurious ensuite with dual sinks, a deep soaker tub, and a large standalone shower. The lower level includes a fully finished 4-piece bathroom and offers a smart layout for future development. With three large windows, the basement can be configured in multiple ways—ideal for adding extra bedrooms, a rec room, a future bar or kitchenette with the plumbing already roughed in. Enjoy the oversized west-facing backyard with plenty of room to play, entertain, or relax in your private



outdoor oasis. Located in a fantastic community with quick access in and out, walking distance to popular Cove Beach, parks, playgrounds, off-leash park and walking/biking trails. Call your favorite Realtor today to book your private viewing!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225679    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,236       |
| Acres          | 0.14        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 228 Aspenmere Way |
| Subdivision | Westmere          |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 0Y2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See |
|-------------------|----------------------------------------------------------------------|

|                 | Remarks                                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air                                                                                                                 |
| Cooling         | Central Air                                                                                                                |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 1                                                                                                                          |
| Fireplaces      | Gas                                                                                                                        |
| Has Basement    | Yes                                                                                                                        |
| Basement        | Full, Partially Finished, Unfinished                                                                                       |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Pie Shaped Lot, Private  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 11             |
| Zoning         | R1             |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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