

# \$910,000 - 216 Springmere Road, Chestermere

MLS® #A2261380

**\$910,000**

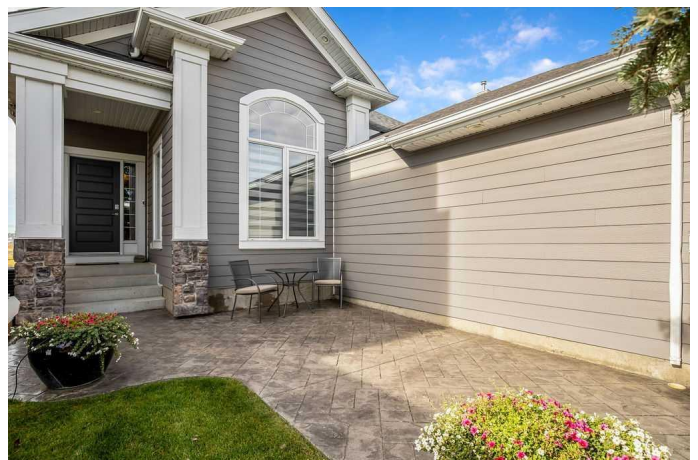
4 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.13 Acres

Westmere, Chestermere, Alberta

Sophistication, Comfort, Function – a home so meticulously refined, everyday living feels special. First time to market, this RARE sprawling 4-bed, 3-bath BUNGALOW WALKOUT backs directly onto a west facing natural wetland and pathway system – turnkey ready for its next chapter. This property has been top-to-bottom newly remodelled (LIST OF ALL UPGRADES IN SUPPLEMENTS). From the exterior cement fibre Hardy Board siding & trim, Stamped Concrete Driveway (freshly sealed Oct 1), Gemstone festive lights, Roof (2014), WIFI enabled irrigation & planter drip lines - curb appeal is at its finest.

Soaring vaulted ceilings greet you throughout the main level while natural light pours through expansive windows dressed in motorized shades. The fully remodelled kitchen and breakfast nook presents high-end SS appliances (Miele, Sub-Zero), custom cabinetry, and stunning quartz counters. Open concept to the Living Room anchored by a sleek micro-cement fireplace and farmhouse collection engineered hardwood throughout. A formal dining room at the front of the home provides the perfect space for gatherings and celebrations. Enter the primary suite – expansive views of the protected wetlands greet you upon awakening. Completely speaking to luxury, the ensuite includes a steam shower (heated bench and floor tile), towel warmer, private water closet, double sink vanity and an extensive walk-in closet with



custom built-ins. An additional bedroom on the main with full bath offers flexibility for family or guests. Laundry and mudroom are conveniently located off the garage. The HEATED (with thermostat) double attached has the capacity for 2 full size truck/suvs, NEW EPOXY floors, and a convenient hose bib for washing vehicles.

Whether you're hosting friends or enjoying a cozy evening in, the basement delivers the ultimate experience. This fully developed walkout is designed for both comfort and entertainment – a boiler heated in-floor slab keeps even the chilliest nights toasty warm. Cuddle up for a movie in-front of the custom built-ins or host the neighbourhood for a game of pool (pool table & ping pong topper included). A private wine/scotch room tucked behind the wetbar adds a touch of sophistication and exclusivity. This room offers an abundance of versatility – wine room/additional bedroom/gym/office – the flexibility of this space can easily evolve with the needs of your family. Two additional king-sized bedrooms provide comfort for family or guests alongside yet another full bathroom. French doors open to a private backyard complete with covered aggregate patio, mature trees and a pathway system only steps away. Even the utility room impresses – organized, oversized and ideal for storage. NEW HWT, NEW FURNACE, WATER SOFTENER, NEW A/C, NEW SUMP-PUMP. The entire home is also wired for sound with ceiling speakers and wall-mounted volume controls. Designed to celebrate lasting memories and life's best moments - this home is yours to be lived in. \*VIRTUAL TOUR AVAILABLE\*

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261380    |
| Price          | \$910,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,737       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 216 Springmere Road |
| Subdivision | Westmere            |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X1R3              |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                               |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Concrete Driveway |
| # of Garages   | 2                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bar, Steam Room |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings, Built-In Freezer, Garburator, Gas Water Heater                                                                                                                                            |
| Heating           | In Floor, Fireplace(s), Forced Air, Boiler, Humidity Control                                                                                                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                                                           |

|                 |                                               |
|-----------------|-----------------------------------------------|
| Fireplace       | Yes                                           |
| # of Fireplaces | 1                                             |
| Fireplaces      | Gas, Living Room, Mantle, Blower Fan, Masonry |
| Has Basement    | Yes                                           |
| Basement        | Finished, Full, Walk-Out                      |

## Exterior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground, Private Yard                                                                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Sloped Down, Street Lighting, Underground Sprinklers, Yard Lights, Creek/River/Stream/Pond, Wetlands, Yard Drainage |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                            |
| Construction      | Stone, Cement Fiber Board                                                                                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                                                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 17                |
| Zoning         | R-1               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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