

\$799,000 - 117 Springmere Drive, Chestermere

MLS® #A2218196

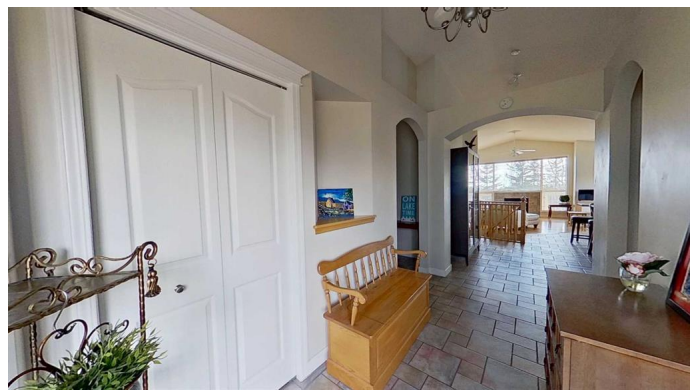
\$799,000

4 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.17 Acres

Westmere, Chestermere, Alberta

This is a Virtually Net Zero Home by Albi and is the Best Choice with only 1 neighbor! This 1,592 sq ft walkout bungalow with a 130 sq ft 3 season sunroom off the master is situated on an oversize view lot(65 feet) overlooking a well kept pond and ravine system and the golf course behind it. An oversized heated double garage with plenty of ceiling and Proslat wall shelving add desirable storage to this home. Impeccably maintained, this home offers an exceptional Master bedroom with vaulted ceilings and a well laid out 4 pc bath and walk in closet. A wonderful open concept kitchen with vaulted ceilings, high quality cabinets by Legacy Kitchens, pantry and granite countertops with glass block for additional natural light and privacy. It features a convection/micro wave combo, a garburator, instant hot and cold RO water by the double under-mount stainless sink, a 2 drawer Fisher Paykel dishwasher, stainless steel fridge and gas/electric range. Working in this kitchen is a dream while enjoying the views over the great room and through the south facing wall to wall windows where you can't see another home for over 1½ a kilometer. The kitchen and sunroom lead to a maintenance free waterproof aluminum deck that should never need replacing! The 1,342 sq ft walk out basement includes 2 extra bedrooms with walk in closets and a 4 pc bath. The heated floors are finished with high quality ceramic coating that presents like a work of art. Then enjoy perfect privacy under your covered patio with



the aluminum deck and an electric awning protecting from the elements. An Underground sprinkler system maintains your yard in top condition. Gas lines are included on the main and lower floors and a gas firepit with a 25 ft hose can be located wherever you want it on the walkout patio. Recent upgrades include a new roof, gutters and downspouts (2015) and 80% of the windows replaced over the last several years. Of Special Note: A heat pump air handling system (heat & AC) and a 65 gallon heat pump hot water tank together with a 12 KW Solar array (with critter guards) were installed in March 2023. This has reduced the gas and electric bills from average \$430/m to now average (Oct/23 to Oct/24) negative \$10.00/m! 2,934 sq feet of living area + the sunroom.

Built in 2000

Essential Information

MLS® #	A2218196
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,592
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	117 Springmere Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere

Province	Alberta
Postal Code	T1X1J3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Humidifier
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Storage, Awning(s)
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Brick/Mortar, ICF Block, Wood

Additional Information

Date Listed	May 7th, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office	ComFree
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