

# \$734,900 - 140 Hawkmere View, Chestermere

MLS® #A2196998

**\$734,900**

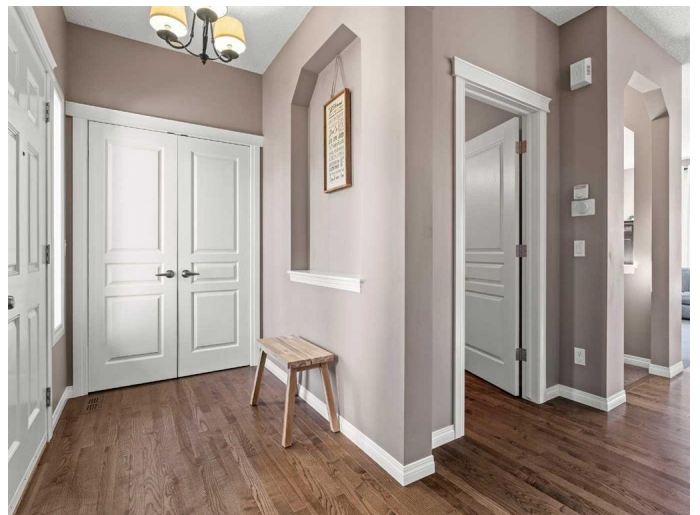
3 Bedroom, 3.00 Bathroom, 1,971 sqft  
Residential on 0.13 Acres

Westmere, Chestermere, Alberta

Welcome home! Nestled in the heart of Westmere and centrally located, this property embodies functional living with thoughtful upgrades throughout! This impeccably maintained 3 bedroom home offers over 2000sq ft of developed living space and still has basement build out potential. The main level presents hardwood & carpet flooring with ceramic tile in the mudroom & high ceilings, showcasing the spacious living room which includes an operational wood burning fireplace, and the adjoining dining area and open concept kitchen which features a built-in breakfast bar. The kitchen is tastefully finished with granite countertops and glass block windows for additional natural light while maintaining privacy. There is plenty of storage space including a separate pantry and an additional closet. Notable details include stainless steel appliances with a gas range and double oven. The main level also features a den with a built-in desk.

Upstairs welcomes you with a bright east facing bonus room equipped with a gas fireplace. Top floor highlights include desirable upper level laundry with built-in shelves as well as 3 bedrooms with the primary featuring a complete 4 piece en suite including an oversized stand-alone shower, soaker tub & walk-in closet. The upper level also features an additional 3 piece bathroom.

Currently, the basement includes a developed office/den, however finished Engineered drawings with complete duct work will be



included for new owners to build out a 4th bedroom and another full bathroom should they wish to.

Warmer months will be second to none while enjoying the WEST facing backyard oasis complete with a newer deck that features built-in storage benches and sail shades (included). The garden area and lush grass are effortlessly maintained in both your front and backyard with an automated underground sprinkler system. Outside is also equipped with a BBQ gas line hookup.

Other notable attributes truly setting this home apart include a SMART thermostat, CENTRAL AIR, a 220v outlet in the garage to power your electric vehicle, NEW SHINGLES (2022) and SOLAR PANELS with critter guards that have already proven their worth by lowering utility costs. This home is an absolute MUST SEE. Located on a quiet street and walking distance to schools, playgrounds, walking paths, grocery stores, the library and the LAKE, your new home awaits! Call your favorite Realtor today!

Built in 2006

### **Essential Information**

MLS® #	A2196998
Price	\$734,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,971
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	140 Hawkmere View
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1T7

## Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R-1

## Listing Details

Listing Office            Century 21 Bamber Realty LTD.

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