

# **\$870,000 - 152 Willowmere Way, Chestermere**

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MLS® #A2233375

**\$870,000**

6 Bedroom, 4.00 Bathroom, 2,516 sqft

Residential on 0.12 Acres

Westmere, Chestermere, Alberta

Location, Location!! Nestled on a peaceful street, this stunning 3,500 sqft developed family home offers unparalleled convenience and comfort. Directly backing onto a vast green playground area and just a short 10-minute walk to Chestermere Lake's beautiful beaches, this property is ideal for families who value both tranquility and accessibility.

Key Features;

Bedrooms 6 in total, including a spacious master suite with a walk-in closet and luxurious ensuite, plus a main-floor guest bedroom and a walkout basement bedroom.

Bathrooms: 4 full bathrooms with elegant tiling.

Living Spaces:

Open-concept 9ft ceiling main floor featuring a cozy gas fireplace in the family room, a formal living room, and a dining area.

Modern kitchen with a large granite island and ample cabinetry.

A bonus room on the second floor for additional relaxation or entertainment.

A fully developed 9ft ceiling walkout basement complete with a bar, recreation room, bedroom, and full bathroom.



Outdoor Living:

Huge deck overlooking the playground and green space.

Easy access to nearby schools and amenities.

Prime Location:

Schools, Both elementary and high schools are conveniently located across the playground.

Recreation: Enjoy lakefront activities at Chestermere Lake just a short stroll away.

Shopping: Only a 5-minute drive to East Hills Shopping Center, where you'll find everything you need.

Additional Features:

- Double-attached garage.
- Upper floor air conditioned
- Stylish tiled floors.
- Roof shingles replaced in 2022. Two furnaces and two Hot water tanks.
- Peaceful and family-friendly neighborhood.

This home has it all—ample space, thoughtful design, and a prime location close to schools, shopping, and recreation. Don't miss your chance to make it yours!

Built in 2007

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233375  |
| Price      | \$870,000 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |             |
|----------------|-------------|
| Square Footage | 2,516       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 152 Willowmere Way |
| Subdivision | Westmere           |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X0E2             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)                     |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Entrance  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-1             |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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