



ID# 10708  
 MLS®# C4282351

**\$614,900**



**Westmere  
 116 Aspenmere Way  
 Chestermere**

Single Family  
 2-Storey  
 Year Built:2017

 **3** Bedrooms     **3** Bathrooms     **2,335** Square Feet

For additional information on this listing please call the Listing REALTOR® at:

**403-831-9212**

**Property Highlights**

Superb WALK-OUT home on a big PIE LOT w/ OVERSIZED 25'x22' attached garage! Built in 2017 w/ many UPGRADES including 9' ceiling on main & bsmt levels, EXPOSED AGGREGATE & Duradek front & back, GRANITE & pot lights thru-out, WIDE PLANK engineered hardwood & 24x24 tile on main floor. SPACIOUS foyer w/ WALK-IN closet opens to a GENEROUS great rm w/ upgraded gas fireplace. STRIKING kitchen has FULL HEIGHT white cabinets w/ lower lights, UPGRADED black STAINLESS appl'ces w/ gas rough-in for stove, HUGE island w/ bar, & bright dining area. Private den w/ shutters & 2-pce bath. Wood/iron railing up to the bonus rm w/ VAULTED ceiling. Two good sized kids' rms w/ top-down/bottom-up blinds, 4-pce bath & convenient UPPER LAUNDRY rm w/ shutters. SPACIOUS master has a HUGE walk-in closet w/ cheater access to kids' room & 5-pce ensuite w/ separate GRA...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10708](http://RHINOREALTY.COM/?ID=10708)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed. Property information should be verified by the buyer and/or buyer's agent.



**rhinorealty**  
 STOMPING DOWN FEES®

1.844.888.3434 | [rhinorealty.com](http://rhinorealty.com)

# PROPERTY DETAILS

\$614,900

ID# 10708  
MLS®# C4282351

116 Aspenmere Way  
Chestermere, AB T1X 0W8

## GENERAL DETAILS

Community: Westmere  
Property Type: Single Family  
Style: 2-Storey, detached  
Year Built: 2017  
# of Finished Levels: 2  
Sq Ft Above Grade: 2335  
Total Dev'pd Sq Ft: 2335  
Front Windows Face: West  
Back Yard Faces: East

## EXTERIOR

Exterior Finish: stucco, vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double attached, drywalled, insulated, oversized parking  
Total # of Parking Spots: 2  
Location Attributes: fully landscaped, shopping nearby, playground nearby  
Yard and Exterior Features: deck, patio, landscaped  
Acreage Features: municipal water

## INTERIOR

Bedrooms: 3 total; 3 above grade  
Bathrooms: one 2-piece; one 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	15.1x13.1	4.6x4.0
Dining Room	Main Floor	14.8x8.2	4.5x2.5
Kitchen	Main Floor	14.8x11.5	4.5x3.5
Den	Main Floor	12.8x9.8	3.9x3.0
Bonus Room	Upper Floor(s)	13.3x13.0	4.05x3.95
Master Bedroom	Upper Floor(s)	17.2x12.6	5.25x3.85
Bedroom	Upper Floor(s)	12.1x9.8	3.7x3.0
Bedroom	Upper Floor(s)	12.3x9.7	3.75x2.95
Laundry Room	Upper Floor(s)	9.5x7.4	2.9x2.25

Basement: full, walk out, unfinished, roughed-in plumbing

Flooring: hardwood, tile, carpet

Fireplace(s): 1

Fireplace Fuel: Natural Gas

Heating: 1 Forced Air Furnace

Heat Fuel: Natural Gas

# of Hot Water Tanks: 1

Included Items: refrigerator, electric stove, microwave, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings, tv mounts

Interior Features: 9ft ceilings, 9ft ceilings (basement), stainless steel appliances, granite counter, roughed-in central vacuum, knock down/upgraded ceiling texture, high efficiency furnace, no animals, no smoking, vaulted ceilings

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	40.0	12.19
Lot Width at Rear:	72.0	21.96
Lot Depth (Average):	113.3	34.54

Lot Shape: Pie

Property Taxes: \$4417.06, Annual



**rhinorealty**  
STOMPING DOWN FEES®  
1.844.888.3434 | rhinorealty.com