

# \$849,000 - 117 Springmere Drive, Chestermere

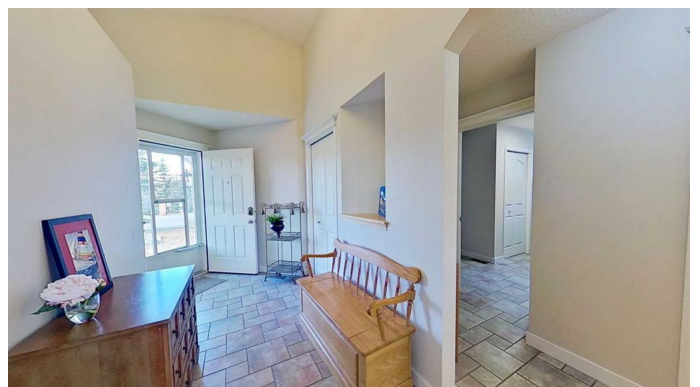
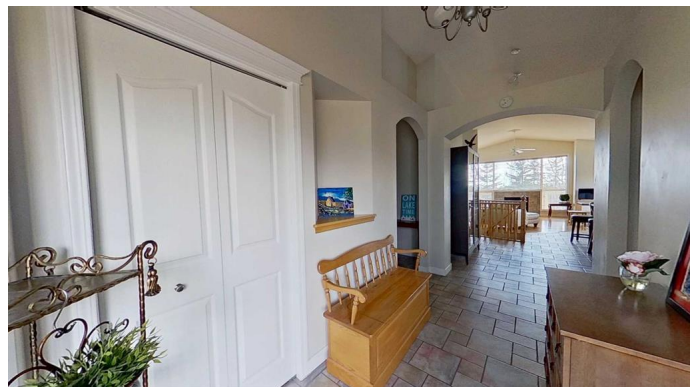
MLS® #A2202535

**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,592 sqft  
Residential on 0.17 Acres

Westmere, Chestermere, Alberta

This Virtually Net Zero Home by Albi is the Best Choice! 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 see another home for over 1/2 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 \$11.00/m! Amazing!

Built in 2000

### **Essential Information**

MLS® #	A2202535
Price	\$849,000
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, Humidifier, Microwave, Refrigerator, Stove(s), Washer  
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

### **Exterior**

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

### **Additional Information**

Date Listed March 26th, 2025  
Days on Market 13  
Zoning R-1

### **Listing Details**

Listing Office ComFree

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.