

158 Invermere Drive  
Chestermere, Alberta

MLS # A2278312



**\$748,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,592 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Pa		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

**Inclusions:** All cabinets and shelving in the garage.

This exceptionally well maintained former show home offers 3,628 ft<sup>2</sup> of living space, thoughtful upgrades, and a prime family-friendly location. Situated directly across the street from Prairie Waters Elementary School and St. Gabriel the Archangel Catholic School, the home enjoys immediate access to two highly regarded schools, expansive green space, playgrounds, and convenient Calgary Transit access, including the nearby Purple MAX bus stop. The bright, open main floor features vaulted ceilings, large windows, upgraded maple cabinetry, a spacious island with eating bar, a walk-through pantry, and a great room with gas fireplace and built-in bookcase. Main floor laundry, a mudroom with built-ins, and a two-piece powder room add everyday convenience. Upstairs includes three bedrooms, a vaulted bonus room, and a primary suite with a five-piece ensuite, soaker tub, and walk-in closet. The fully finished basement adds two additional bedrooms, a renovated four-piece bathroom, and two separate recreation areas. You'll appreciate the comfort of air conditioning, underground sprinklers, and a fully finished heated double garage with radiant heat, workbench, and cabinetry. The backyard features a large deck, a parking pad ideal for an RV, and a powered 8x15 hobby shop with overhead door. A well-rounded home in a location that truly supports family living.