

# \$769,900 - 227 Hawkmere View, Chestermere

MLS® #A2207315

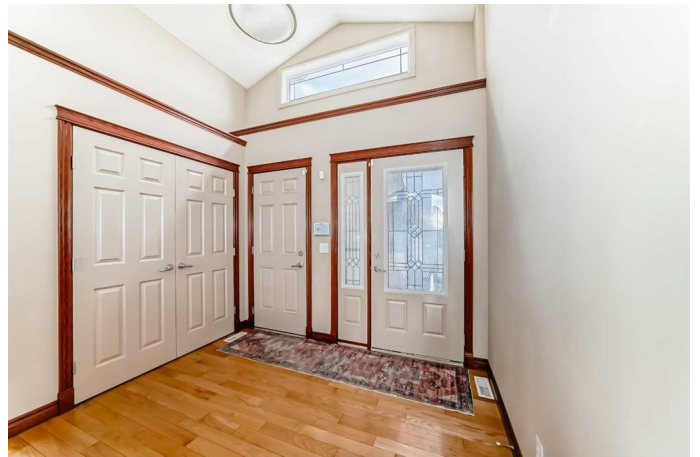
**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.14 Acres

Westmere, Chestermere, Alberta

227 Hawkmere View! Welcome to your charming bungalow retreat offering a perfect blend of style and functionality! This inviting home spans 1438 sq ft of main-floor living space and an additional 1172 sq ft in the fully finished basement with a walkout, providing a total of over 2600 sq ft of comfortable living. On the main floor, the welcoming entrance flows into a bright living area featuring beautiful hardwood floors in the entrance, kitchen, dining room, and hallways—accented by a striking brick facing feature fireplace. The vaulted ceiling adds to the spacious feel, while the Primary Bedroom offers a luxurious 5-piece ensuite and a generous walk-in closet. A cozy front office provides a perfect space for working from home. Descend to the basement where you'll discover dual living areas—a family room and a separate living room highlighted by a charming mantled fireplace. This level also boasts two additional bedrooms, a wet bar, and a cellar, making it ideal for entertaining or family movie nights plus the POOL TABLE will stay! Additional functional spaces include a main floor laundry room and a two piece powder room! Step outside to your sun-drenched, west-facing backyard featuring a spacious back deck, and a gazebo, perfect for outdoor relaxation and entertaining. Other notable features include central vac, HOT TUB and an attached oversized 2-car garage with extra side space for storage or easier vehicle access. Don't miss out. Schedule your showing!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207315    |
| Price          | \$769,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,438       |
| Acres          | 0.14        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 227 Hawkmere View |
| Subdivision | Westmere          |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 1T8           |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Wet Bar                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                        |

|              |                           |
|--------------|---------------------------|
| Fireplaces   | Brick Facing, Gas, Mantle |
| Has Basement | Yes                       |
| Basement     | Finished, Full, Walk-Out  |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                   |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot, Gazebo |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Vinyl Siding                                            |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 28              |
| Zoning         | R-1             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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