

**233 Aspenmere Circle**  
**Chestermere, Alberta**

**MLS # A2247348**



**\$874,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmere                           |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,588 sq.ft.                       | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 6                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot         |               |                   |

|                    |                                                                  |                   |    |
|--------------------|------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -  |

**Features:** Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Welcome to 233 Aspenmere Circle—a STUNNING, FULLY UPGRADED HOME in the prestigious community of WESTMERE, CHESTERMERE, where LUXURIOUS DESIGN meets modern family living. From the moment you enter, you’re greeted by RICH HARDWOOD FLOORING, a bright OPEN-CONCEPT LAYOUT, and ELEGANT MODERN STAIRCASE RAILINGS that lead you through the main floor. The spacious living area centers around a GAS FIREPLACE, while the chef’s kitchen boasts a LARGE ISLAND WITH A BUILT-IN WINE RACK, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a WALK-THROUGH PANTRY—perfect for both daily life and entertaining. A rare MAIN FLOOR BEDROOM adds ideal flexibility for guests or multi-generational living. Upstairs, the home continues to impress with a thoughtfully designed layout. The PRIMARY RETREAT is a true sanctuary featuring a SOAKER TUB, DOUBLE VANITY, STANDING SHOWER, and a generous WALK-IN CLOSET. Two additional bedrooms share a well-appointed SECOND BATHROOM, while a spacious BONUS ROOM offers versatile space for a family room, office, or play area. A convenient UPPER-FLOOR LAUNDRY ROOM completes this level, ensuring there’s room and functionality for the whole family. Descending into the lower level, you’ll find a beautifully developed basement. The ILLEGAL BASEMENT SUITE mirrors the home’s quality and comfort. Complete with TWO LARGE BEDROOMS, a PRIVATE KITCHEN, SEPARATE LAUNDRY, and EXTRA STORAGE, this space is ideal for extended family. A PRIVATE SIDE ENTRANCE WITH CONCRETE STEPS ensures total independence and privacy. Step outside to a PRIVATE BACKYARD OASIS featuring a spacious DOUBLE-TIERED DECK

and a CONCRETE PATIO—perfect for entertaining and relaxing. The beautifully LANDSCAPED YARD includes mature trees for added privacy, a lush lawn, and a GARDEN BED ready for your green thumb. The yard is PARTIALLY FENCED, offering a balance of openness and security. Completing the outdoor space is a HEATED TRIPLE CAR GARAGE with durable EPOXY FLOORING and a convenient STORAGE SHED for tools and equipment. Situated in the lakeside community of CHESTERMERE, you're just minutes from SCHOOLS, PARKS, SHOPPING, and the beautiful CHESTERMERE LAKE, where residents enjoy BOATING, PADDLEBOARDING, FISHING, and year-round recreation. This is more than a home—it's a lifestyle.