

# \$724,900 - 270 Invermere Drive, Chestermere

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MLS® #A2244579

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,272 sqft

Residential on 0.14 Acres

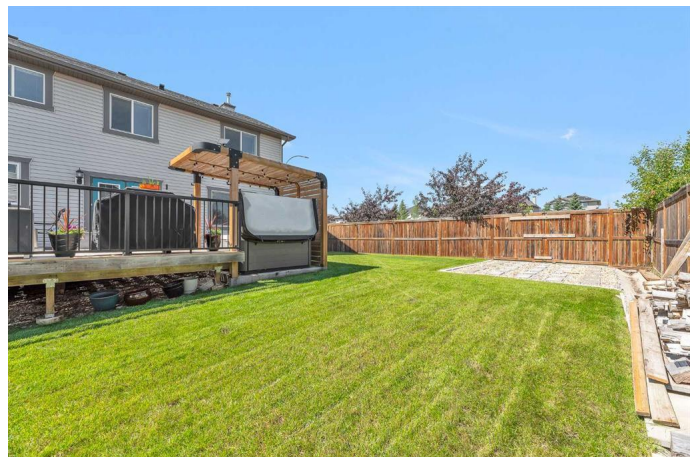
Westmere, Chestermere, Alberta

Welcome to this beautifully maintained, ORIGINAL-OWNER home nestled in the heart of the sought after Westmere community in Chestermere! Just moments from the sparkling shores of Chestermere Lake, this incredible residence on a CORNER-LOT offers the perfect blend of comfort, functionality, and refined living. From the moment you step inside, youâ€™ll notice the pride of ownership and thoughtful attention to detail that make this home truly special!

Upstairs, youâ€™ll find THREE GENEROUSLY-SIZED BEDROOMS, including a luxurious primary suite featuring a spacious WALK-IN CLOSET and serene ensuite bathroom complete with a large SOAKER TUB and separate shower ~ the perfect retreat at the end of a long day! A bright and versatile BONUS ROOM offers endless possibilities, whether as a cozy movie lounge, home gym, or a gathering space for friends and family.

The main level welcomes you with warm, natural light and thoughtful design! A cozy fireplace anchors the living room, while the UPGRADED KITCHEN offers ample cabinetry (including HOME OFFICE provides a quiet place to work or study, while a laundry room, additional bathroom and plentiful storage make everyday living a breeze!

Downstairs, the FULLY FINISHED



BASEMENT is an entertainer’s dream! A spacious lounge area with a built-in wet bar sets the stage for relaxed evenings or lively get-togethers watching the game with friends! There’s also a full bathroom, a FOURTH BEDROOM that can double as a craft room or office, plus EXTENSIVE STORAGE – perfect for seasonal items or pantry goods.

Step into your PRIVATE BACKYARD OASIS, where a large deck, stylish pergola and generous yard space invite you to unwind or entertain in style! A gated gravel pad provides RV ACCESS, and the beautifully landscaped yard is ideal for enjoying warm summer nights, barbecuing with family or sipping coffee in the fall while watching the seasons change. The DOUBLE ATTACHED GARAGE and ample street parking add both convenience and curb appeal.

Set within a vibrant lake community surrounded by green space, parks, schools, and shopping, this home offers not only EXCEPTIONAL LOCATION but a lifestyle that embraces nature, relaxation, and connection. Lovingly cared for by its original owners, this stunning property is ready to welcome its next chapter - are you?

Built in 2004

**Essential Information**

MLS® #	A2244579
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.14
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	270 Invermere Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1S3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Convection Oven
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	26
Zoning	R-1

**Listing Details**

Listing Office	The Real Estate District
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