

# \$624,500 - 316 Viewpointe Terrace, Chestermere

MLS® #A2204268

**\$624,500**

3 Bedroom, 3.00 Bathroom, 2,090 sqft  
Residential on 0.08 Acres

Westmere, Chestermere, Alberta

STEPS FROM CHESTERMERE LAKE  
DOUBLE ATTACHED GARAGE , plumbed for  
natural gas already  
UNDEVELOPED BASEMENT BUT HAS SIDE  
ENTRANCE FOR SEPERATE ACCESS.  
LARGE BACKYARD WITH EXTENDED  
PATIO & CEDAR BUILT PERGOLA  
INCOPRORATING ROLL DOWN SUN  
SCREENS.

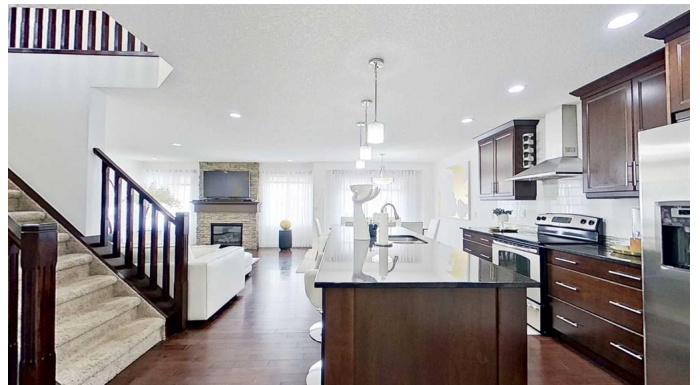
This stunning three-bedroom NO  
CONDO-FEE duplex in Chestermere  
combines thoughtful design with modern  
upgrades in a prime location.

The \*MAIN FLOOR\* welcomes you with an  
elegant foyer, hardwood floors, a huge  
versatile home office/den, and a cozy great  
room featuring floor to ceiling stone fireplace  
with large windows that fill the space with  
natural light. The gourmet kitchen is perfect for  
entertaining, offering stainless steel  
appliances, a huge walk-in pantry,  
dark-stained ceiling height cabinetry, and a  
spacious granite island.

\*UPSTAIRS \* The primary retreat boasts  
double entry doorway, a walk-in closet and an  
ensuite with a tiled half wall glass-door  
shower, jetted tub and granite countertops.  
Two additional bedrooms, end bathroom with  
stone countertops, linen closet a bonus room,  
and a convenient beautiful laundry room with  
extra storage complete this level.

The basement offers easily +-800 sqf to be  
developed in any manner you need.

Secondary income suite or massive family



entertainment space?

Outside, the fully fenced backyard offers an extended patio perfect for entertaining and includes a Cedar built 10x14 pergola that incorporates a toll up sun shade. Established garden.

Located steps from Chestermere Lake, a playzone park steps away from this house, a dog park, walking paths, and bike trails, this beautifully upgraded home offers the storage shed and convenience.

Built in 2014

### **Essential Information**

MLS® #	A2204268
Price	\$624,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,090
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	316 Viewpointe Terrace
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0T3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

# of Garages 2

### **Interior**

Interior Features Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Few Trees, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Brick/Mortar, ICF Block, Poured Concrete, Wood

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 14

Zoning R-2

### **Listing Details**

Listing Office ComFree

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