

# \$650,000 - 187 Hawkmere View, Chestermere

MLS® #A2241076

## \$650,000

3 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.12 Acres

NONE, Chestermere, Alberta

Welcome to 187 Hawkmere View, a 1600 ft<sup>2</sup> bungalow! You will enjoy the lovely covered front porch where you can sip your morning coffee and catch up with the neighbours. The property is located on a quiet street backing on to an acreage with lots of trees and green space. As you come into the home there is a large entryway with plenty of space to drop your bags and remove your coat and shoes. You are greeted by an open concept main floor with vinyl plank flooring, vaulted ceilings and great lighting. The kitchen has an island with breakfast bar - nice to sit at while the meals are being made. Plenty of counterspace for meal prep and clean up. Stainless steel appliances including stove, refrigerator and dishwasher. There is a dining room next to kitchen for catching up at mealtime. The living room is conveniently located close by and has a gas fireplace that is surrounded by windows. Entertaining is so easy with this layout! The three bedrooms are all privately tucked away from the main hub. The primary bedroom has large windows facing out to the green space and acreage behind. There is a large walk in closet, 4 piece bathroom with a walk in shower and jetted bathtub. Bedroom 2 is also a good size and adjacent to the 4 piece bathroom. Bedroom 3 has large windows and is currently being used as a main floor office. The laundry is conveniently located on the main level in its own room which makes doing laundry a breeze! The lower level is unfinished with a rough in for bathroom. There are huge



windows and a really great shape for future development - if desired. Out the back door you will love the yard with a 23x15 foot deck. Plenty of space for lots of outdoor furniture and BBQ. Such a quiet oasis to enjoy year round.. The double garage is insulated and drywalled and has a gas heater.

Improvements to property in past 1-4 years are: vinyl plank flooring, central air conditioning, 172' of trim lights, epoxy garage floor coating, refrigerator, leaf guard gutter covers down both sides of roof, asphalt shingles, garage roof storage with ladder access, gas heater in garage.

Built in 2004

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241076    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,616       |
| Acres          | 0.12        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 187 Hawkmere View |
| Subdivision | NONE              |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 1T8           |

### **Amenities**

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

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                                 |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                                                   |
| Construction      | Stone, Vinyl Siding                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 42              |
| Zoning         | R-1             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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