# \$679,000 - 218 Invermere Drive, Chestermere

MLS® #A2216131

#### \$679,000

3 Bedroom, 4.00 Bathroom, 1,982 sqft Residential on 0.12 Acres

Westmere, Chestermere, Alberta

Welcome to 218 Invermere Drive, where comfort, style, and convenience come together in one incredible home. This beautifully maintained one-owner property features 3 bedrooms, 3.5 bathrooms, and a thoughtfully designed layoutâ€"perfect for families or those who love to entertain.

As you step inside, you're greeted by a bright and open main floor. To your right, a built-in desk area provides the perfect workspace for remote work or a dedicated homework spot for the kids. Moving further in, the inviting living room draws you in with its cozy corner fireplace, creating a warm and welcoming atmosphere. The kitchen offers ample counter space, a breakfast bar, and a walkthrough pantry that seamlessly connects to the mudroom/laundry room and garage accessâ€"an incredibly functional design. Just beyond the kitchen and across from the living room, the dining area is bathed in natural light and leads directly to the stunning cedar deck (built in 2021). With enclosed storage underneath, a pergola, and soft ambient lighting, this outdoor space is a true retreatâ€"ideal for unwinding or entertaining guests.

Heading upstairs, the primary suite offers a true sense of relaxation, with its bright and airy ensuite featuring a corner soaker tub, stand-up shower, private toilet, large walk-in closet, and a dedicated makeup area. Just down the hall,



<image><text><text><text>

on the other side of the stairs the spacious bonus room with a second fireplace provides a cozy spot to gather, read, or simply enjoy the view of your kids walking to and from school. Two additional bedrooms and a 4-piece bathroom complete this level.

As you make your way downstairs, built-in stair lighting guides you to the fully finished basement, where a generously sized recreation space awaits. Whether you envision it as a game room, home theater, personal gym, or all of the above, this space is designed for fun and relaxation. With a 4-piece bathroom and a completed closet, adding an additional bedroom is effortlessâ€"offering flexibility for growing families or guests.

Step outside to experience your own private backyard paradise. Mature trees, lush landscaping, and concrete pads create the perfect setting for a fire pit or summer gatherings. A concrete walkway on one side of the home leads to the front gate, providing easy access and additional convenience.

Beyond the home itself, the location is unbeatableâ€"walking distance to banks, restaurants, a preschool, registry services, and multiple stores. Plus, with three playgrounds just a 5-minute walk away, this is truly a dream neighborhood for families.

This home has everything youâ€<sup>™</sup>ve been searching for—donâ€<sup>™</sup>t miss your chance to make it yours! Book your showing today!

Built in 2003

#### **Essential Information**

MLS® #	A2216131
Price	\$679,000
Bedrooms	3

Bathrooms	4.00	218 INVERMERE DRIVE, CHESTERMERE MAINTEREL (Annual State of State of State of State MAINTEREL (AG) - 56625 Sq.R. (90.29 m2 UMPRE LAND, 100.05 p. (10.05 p)	
Full Baths	3	UPER LEVEL (AG LISEO) 54.17, (JD 356 m2 TOTAL ABOVE GRADU RMS SIZE - 1,98228 54, 74, 734.13 m2 BASEMINT DEVELOPED AREA (RG) - 8003 54, 76, 74.32 m2 BASEMINT UNDEVELOPED AREA (RG) - 8023 54, 77, 7457 m2 TOTAL ACCIO AREA - 248-55 54, 77, 7444 m2	
Half Baths	1	DATE COMPLETED: MARCH 2016, 2025 PROPERTY TYPE: DETACHED JESSICA LUDWIG/LUDWIG REAL ESTATE	Capary ( Browner, AB 40),827,440( 1670-0148) Tail Free : 1,844,564,4420
Square Footage	1,982	138- 128-	CERTIFIED
Acres	0.12		N <<
Year Built	2003	MAIN LEVEL	- 2011
Туре	Residential	MAIN LEVEL	
Sub-Type	Detached		UPPER LEVEL
Style	2 Storey	h	
Status	Active		entra to a Rev and Contract Rev A from
Community Infor	mation	and the second s	
	mation	BASEMENT	
Address	218 Invermere Drive	There is a set	
Subdivision	Westmere		
City	Chestermere		
County	Chestermere	The Schematic Drawing shows the 3 "For Apartment Style Condominuums the measurements represented above or "For Detected Scen. Detected and Userback Scen.	Notwing disponding on the style of property In Internet Measurements in accordance with Penncele 4 of the RMS as of Jan 1st 2004** Is represented above are Editories Toundation Surface Measurements in accordance #MS as of Jan 1504*
Province	Alberta	with Percepti 3 of B RMS MEASURING   FLOOR PLANS   PHOTOS   VIDEOS   AE Descent of the Net of the N	un RMS aus of van 161 2024 <sup>10</sup> RRALL (MATTERPORT 30 ) RENDERINGS (VIRTUAL STAGINO UN 161 2004 Notesta en la canada e la UN 161 2014 Notesta e la canada e la canada E canada e la canada e E canada e la cana
Postal Code	T1X 1M8		
Amenities			
Parking Spaces	4		
Parking	Double Garage Attached, Or	n Street	
# of Garages	2		
-			

# Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No
	Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In
	Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

-	
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

# Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Level, Private,
	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 1st, 2025
Days on Market	17
Zoning	R-1

## **Listing Details**

Listing Office	Real Broker
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