

# \$699,900 - 140 Hawkmere View, Chestermere

MLS® #A2208812

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,971 sqft  
Residential on 0.13 Acres

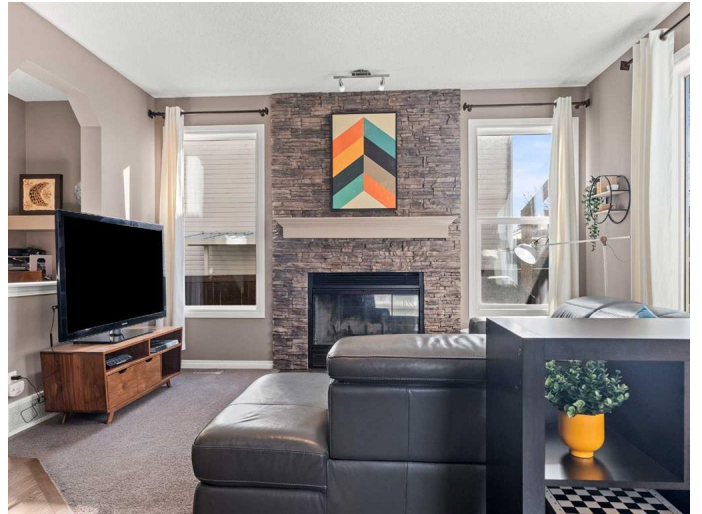
Westmere, Chestermere, Alberta

Welcome to 140 Hawkmere View - a lovingly maintained family home tucked into the heart of Westmere, just a short walk from schools, parks, walking paths, groceries, the library, and Chestermere Lake.

This 3-bedroom, 2.5-bath home offers over 2,000 sq ft of finished living space, with room to grow thanks to a partially developed basement and engineered plans (plus ductwork) already in place for a future 4th bedroom and additional bathroom.

Right away, youâ€™ll appreciate some of the smart and valuable updatesâ€”solar panels with critter guards, new shingles (2022), and a 220V outlet in the garage, perfect for EV charging or powering tools. Thereâ€™s also a smart thermostat and central air conditioning, making this home both comfortable and efficient year-round.

Inside, the main floor feels warm and welcoming with hardwood and carpet flooring, tall ceilings, and a great layout. The living room features a wood-burning fireplace, perfect for cozy evenings, and opens into the dining space and kitchen. The kitchen offers granite countertops, a built-in breakfast bar, and glass block windows that let in natural light while maintaining privacy. You'll also find stainless steel appliances, including a gas range with double oven, a pantry, and an extra storage closet.



There's a main floor den with a built-in desk—ideal for working from home or managing the household. Upstairs, you'll find a bright east-facing bonus room with a gas fireplace, convenient upper laundry with built-in shelving, and three generous bedrooms. The primary suite includes a 4-piece en suite with a soaker tub, oversized standalone shower, and a walk-in closet. A second full bathroom completes the upper level.

Outside is where this home really shines in the summer—the west-facing backyard is a private retreat with a newer deck, built-in storage benches, sail shades, and lush landscaping. The automated underground sprinkler system keeps both the front and back yard looking great with minimal effort. There's also a BBQ gas line hookup, making this space perfect for entertaining.

With thoughtful upgrades, loads of potential, and a location that can't be beat—this is one you don't want to miss. Book your showing today!

Built in 2006

### **Essential Information**

MLS® #	A2208812
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,971
Acres	0.13
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	140 Hawkmere View
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1T7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring, Driveway
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Pantry, Vinyl Windows, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Underground Sprinklers, Garden, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 15

Zoning R-1

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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