



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€™ve been searching forâ€”donâ€™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
Full Baths	3
Half Baths	1
Square Footage	1,982
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	218 Invermere Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1M8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, On Street
# of Garages	2

## Interior

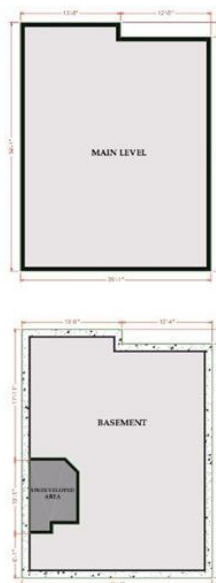
Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

**218 INVERMERE DRIVE, CHESTERMERE**  
 AREA DEVELOPED AREA (RD) - 1,982.29 sq.ft. / 184.13 m<sup>2</sup>  
 MAIN LEVEL (AG) - 1,118.03 sq.ft. / 103.86 m<sup>2</sup>  
 UPPER LEVEL (AG) - 864.26 sq.ft. / 80.29 m<sup>2</sup>  
 TOTAL ABOVE GRADE RMS SIZE - 1,982.29 sq.ft. / 184.13 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (RG) - 800.04 sq.ft. / 74.32 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (RG) - 64.22 sq.ft. / 5.97 m<sup>2</sup>  
 TOTAL AG/UG AREA - 2,846.55 sq.ft. / 264.48 m<sup>2</sup>  
 DATE COMPLETED: MARCH 20th, 2025  
 PROPERTY TYPE: DETACHED  
 JESSICA LUDWIG/LUDWIG REAL ESTATE



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The Schematic Drawing shows the following depending on the style of property:  
 \*\*For Apartment Style Condominiums the measurements represented above are Interior Measurements as accordance with Principle 4 of the RMS as of Jan 1st 2024\*\*  
 \*\*For Detached, Semi Detached, and Townhome Properties the measurements represented above are Exterior Foundation Surface Measurements in accordance with Principle 3 of the RMS as of Jan 1st 2024\*\*

RMS MEASURING | FLOOR PLANS | PHOTOS | VIDEOS | AERIAL | MATTERPORT 3D | RENDERINGS | VIRTUAL STAGING

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	14
Zoning	R-1

**Listing Details**

Listing Office	Real Broker
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