



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

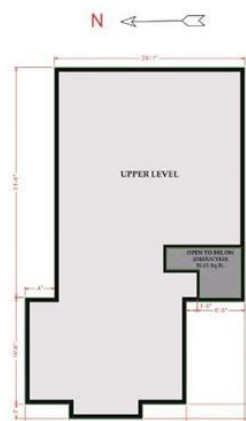
Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas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

Exterior

218 INVERMERE DRIVE, CHESTERMERE
 AREA DEVELOPED: 800.04 Sq Ft / 74.32 m²
 MAIN LEVEL (AG) - 1,118.03 Sq Ft / 103.86 m²
 TOTAL ABOVE GRADE RMS SIZE - 1,982.29 Sq Ft / 184.13 m²
 BASEMENT DEVELOPED AREA (BG) - 800.04 Sq Ft / 74.32 m²
 BASEMENT UNDEVELOPED AREA (BG) - 64.22 Sq Ft / 5.97 m²
 TOTAL AG/BG AREA - 2,846.55 Sq Ft / 264.48 m²
 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	12
Zoning	R-1

Listing Details

Listing Office	Real Broker
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