

# \$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 layout – 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 access – 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 retreat – 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,



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

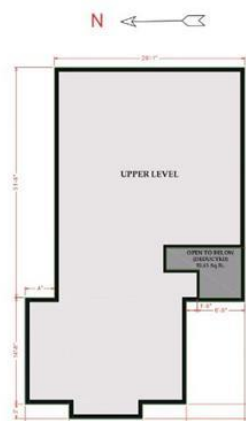
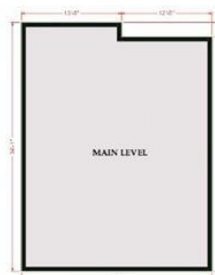
|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, 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 m<sup>2</sup>  
 MAIN LEVEL (AG) - 1,118.03 Sq Ft / 103.86 m<sup>2</sup>  
 UPPER LEVEL (AG) - 864.28 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 (BG) - 800.04 Sq Ft / 74.32 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BG) - 64.22 Sq Ft / 5.97 m<sup>2</sup>  
 TOTAL AG/BG 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

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|                   |  |
|-------------------|--|
| 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 | 13            |
| Zoning         | R-1           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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