



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 EAST CHESTERMERE Drive, Chestermere T1X1A2**

MLS® #: **A2125013** Area: **East Chestermere** Listing Date: **04/23/24** List Price: **\$1,195,000**  
Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1978**  
Lot Information  
Lot Sz Ar: **7,513 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,063**  
Low Sqft:  
Ttl Sqft: **3,063**

DOM

**26**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Lake,Lawn,Garden,Landscaped,Private,Rectangular Lot,Views,Waterfall,Waterfront**

Park Feat:

**Asphalt,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,See Remarks,Triple Garage Detached**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Dock,Fire Pit,Garden,Private Yard,Storage**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
**Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,No Animal Home,No Smoking Home,Pantry,Skylight(s)**  
Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,High Speed Internet Available,Phone Available,Sewer Connected,Underground Utilities,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>	<b>Den</b>	<b>Main</b>	<b>14`3" x 8`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`10" x 6`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`3" x 10`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 19`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`0" x 17`5"</b>
<b>Office</b>	<b>Main</b>	<b>14`9" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`5"</b>

Bedroom  
Furnace/Utility Room  
Bedroom

Second  
Main  
Second

10`9" x 12`0"  
5`6" x 8`3"  
11`10" x 10`11"

Bedroom - Primary  
5pc Ensuite bath

Second  
Second

18`2" x 22`4"  
16`2" x 10`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1110421**

Zoning:  
**R1**

Remarks

Pub Rmks:

**WELCOME to 305 East Chestermere Drive! This property offers 3000+ sq ft of living space, a total of four bedrooms and a triple detached garage! The spacious main floor offers almost 1800sq ft of living space. Here you will find a spacious living room, updated kitchen with Cherry Cabinetry and an island with Granite Countertops. Both rooms with fantastic natural light and splendid lake and mountain views. There is a separate dining area, office, hobby room, bedroom, sunroom, convenient laundry and two piece bath. The upper level boasts three large bedrooms and library area, perfect for the kids to do their home work. The primary bedroom also has a fantastic view of the lake where you can watch the beautiful sunsets! It also has its own walk in closet and five piece ensuite! The yard has numerous trees, plants and is a gardener's paradise. LAKEFRONT LIVING is an incredible lifestyle that you can enjoy EVERY SINGLE DAY on Chestermere Lake, a year-round recreational lake which offers summer activities such as boating, sailing, swimming, kayaking, canoeing, wakeboarding, windsurfing, riding your sea doo, fishing, campfires in your backyard and evening cocktails on your dock while you gaze at the most beautiful sunsets! Winter activities include skating, cross-country skiing, ice-fishing, riding your snowmobile or side-by-side, walking on the lake and winter campfires in your backyard! The vibrant community of Chestermere also offers public beaches, great restaurants and amenities, a golf course, a recreation center and a lake pathway for walking, bicycling and roller-blading! All this and you're only 20 minutes from Calgary with easy access from East Chestermere Drive and less than 2hours from skiing and hiking in Banff.**

Inclusions:  
Property Listed By:

**na**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















