



THE
A-TEAM

**RE/MAX
FIRST**

789 CRYSTAL BEACH Bay, Chestermere T1X 1J1

MLS® #: **A2125714**

Area: **The Beaches**

Listing Date: **04/25/24**

List Price: **\$699,999**

Status: **Pending**

County: **Chestermere**

Change: **-\$50k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2002

Lot Information

Finished Floor Area

Lot Sz Ar:

5,873 sqft

Lot Shape:

Abv Sqft:

1,791

Low Sqft:

Ttl Sqft:

1,791

DOM

24

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Low Maintenance Landscape,Irregular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Hardwood,Laminate

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Skylight(s)

Utilities:

Room Information

Room

Entrance

Kitchen

4pc Bathroom

Walk-In Closet

Bedroom

Bedroom

Level

Main

Main

Main

Main

Main

Basement

Dimensions

5`4" x 11`2"

14`1" x 17`5"

4`11" x 8`0"

5`1" x 15`4"

10`10" x 11`0"

9`10" x 20`10"

Room

Living Room

Dining Room

Bedroom - Primary

6pc Ensuite bath

Game Room

Bedroom

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

14`11" x 15`0"

12`0" x 17`8"

11`2" x 16`5"

6`4" x 20`6"

13`4" x 22`9"

11`5" x 13`1"

Bedroom	Basement	11`5" x 13`6"	4pc Bathroom Legal/Tax/Financial	Basement	4`11" x 7`10"
Title: Fee Simple Legal Desc:		Zoning: R-1			
	0013222			Remarks	
Pub Rmks:	This beautiful bungalow is located on a quiet cu-de-sac in Chestermere Lake. A spacious foyer welcomes you into this well cared for home featuring 10' ceilings, gleaming hardwood floors throughout and air conditioning. The main floor offers a spacious living room with a gas fireplace, a dining room with two garden doors leading to the backyard, classic white kitchen with Maytag appliances purchased in 2020, breakfast bar, pantry and skylights. Retreat into the comfortable primary bedroom with a walk-in closet and relax in the six piece ensuite with steam shower. A second bedroom and full bathroom completes the main level. The lower floor has been beautifully developed and offers 9' ceilings, a games/family room, three bedrooms, a full bathroom, laundry area and storage. New water heater purchased in 2020. The backyard features a patterned concrete patio with fire pit and exposed aggregate driveway, sidewalks and steps. The double attached garage is heated. This wonderful home is close to all amenities including Lake, schools, shopping and bike paths.				
Inclusions: Property Listed By:	None RE/MAX Complete Realty				

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









