



THE
A-TEAM

**RE/MAX
FIRST**

1000 WEST CHESTERMERE Drive, Chestermere T1X1B7

MLS®#: **A2136934**

Area: **NONE**

Listing Date: **05/30/24**

List Price: **\$1,639,000**

Status: **Active**

County: **Chestermere**

Change: **-\$50k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1985**
Lot Information
Lot Sz Ar: **24,393 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,068**
Low Sqft:
Ttl Sqft: **2,068**

DOM

29
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Lake,Lawn,Landscaped,Many Trees,Waterfront**
Park Feat: **Double Garage Attached,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard,Covered Courtyard,Dock,Fire Pit,Garden**

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Sauna,Separate Entrance,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	15`3" x 19`6"	Bedroom	Main	16`4" x 12`1"
Bedroom	Lower	15`0" x 19`5"	Bedroom	Lower	15`1" x 16`1"
Office	Lower	10`1" x 10`11"	Mud Room	Main	10`7" x 9`6"
Game Room	Lower	19`11" x 24`5"	Family Room	Lower	18`7" x 19`6"
Dining Room	Main	14`1" x 9`3"	Kitchen With Eating Area	Main	14`1" x 17`2"
Living Room	Main	23`0" x 31`7"	Foyer	Main	9`5" x 6`10"
2pc Bathroom	Main	3`8" x 7`7"	3pc Ensuite bath	Main	8`7" x 7`7"

5pc Ensuite bath
4pc Bathroom

Main
Lower

6`1" x 14`7"
5`1" x 11`11"

Sauna
3pc Bathroom
Legal/Tax/Financial

Lower
Lower

3`10" x 7`10"
4`6" x 11`3"

Title:
Fee Simple
Legal Desc:

1013304

Zoning:
R1

Remarks

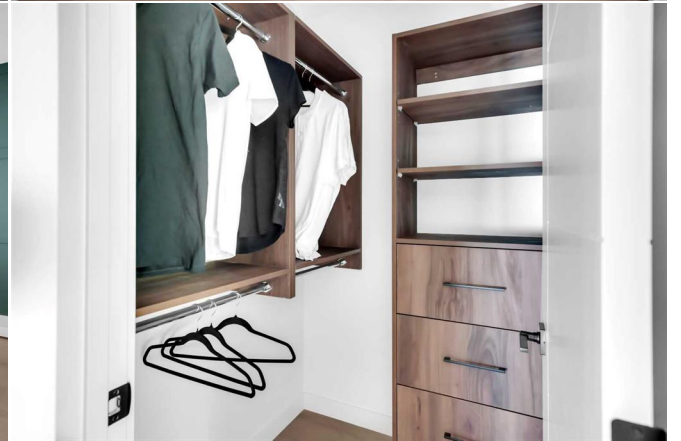
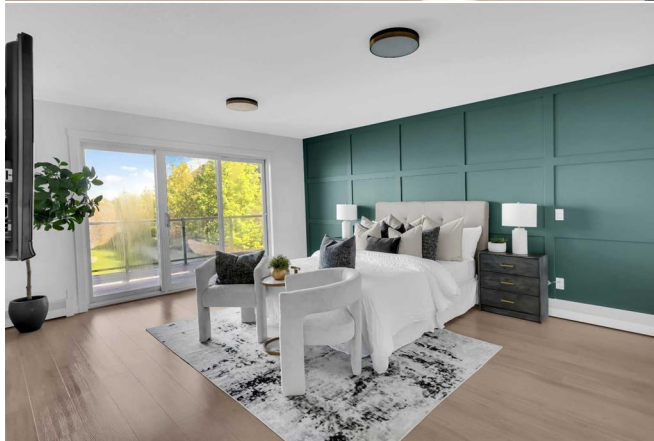
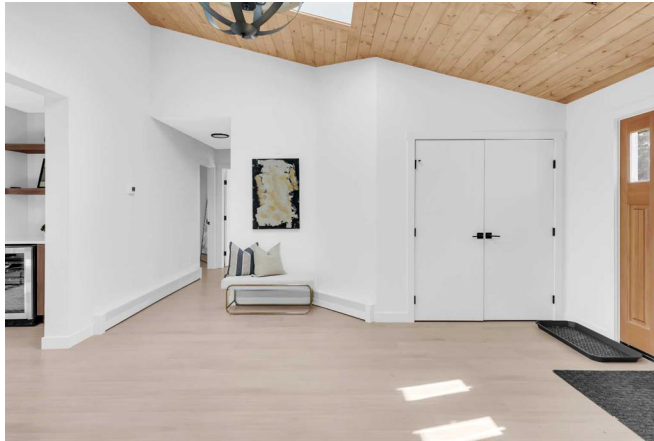
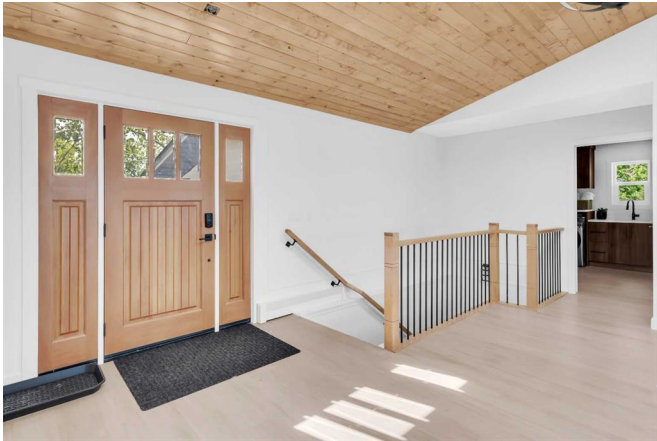
Pub Rmks: **(OPEN HOUSE - JUNE 29 and JUNE 30 - 2pm to 5pm) . Introducing a fully renovated 4,000-square-foot living space lakefront paradise on a 80 foot wide 0.54 Acre lot on Chestermere Lake. With its breathtaking lake views and walk-out basement, this bungalow-style home seamlessly caters to both grand-scale entertaining and intimate family living. Recently renovated, this distinctive residence boasts 4 bedrooms, including 3 en-suite master bedrooms, and 4.5 bathrooms. The upgrades encompass new tiles, cabinetry, flooring, bathrooms, lighting fixtures, paint, siding, stucco, windows, and doors, resulting in a fresh, modern ambiance. The property's close proximity to schools, parks, a golf course, a canal pathway, and a beach only adds to its appeal. As you enter, the home's bright, vaulted ceiling with skylights extends a warm welcome. The open-concept main floor features a well-appointed kitchen and living area with panoramic lake views, a dry bar, a 72-inch fireplace, and a dining area separated by a stylish glass wall that combines both form and function. High-end stainless steel appliances include a Samsung refrigerator, oven, convection microwave, Bosch dishwasher, and gas cooktop. The main level also includes 2 master bedrooms with custom closets, vanities, a half bath, and a laundry room. The fully finished basement boasts a game room, a living room with a custom wet bar, another 72-inch fireplace, a sauna, two bedrooms (one with an en-suite bathroom), a den, and additional storage. Step onto the expansive 600-square-foot main-floor deck with its captivating lake view - a perfect setting for relaxation and entertainment. Walk out to another 600-square-foot covered patio space in the backyard featuring a large firepit for entertaining your family and guests. The vast backyard leads to your own private dock for parking your boats and jetskis. Don't miss the opportunity to make this remarkable home your own!**

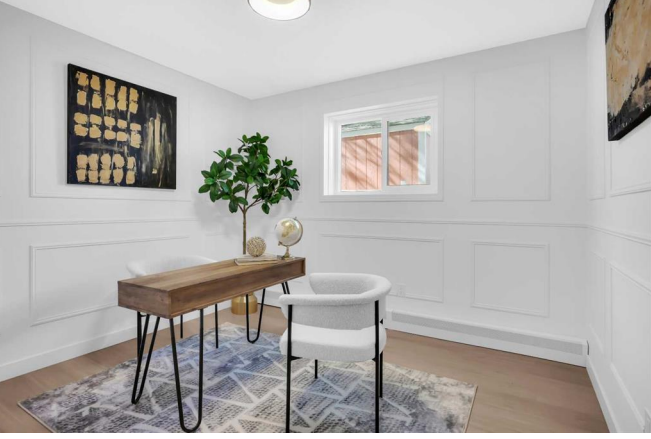
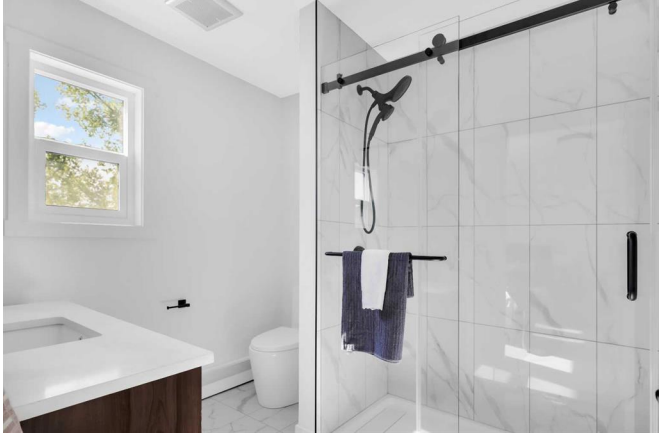
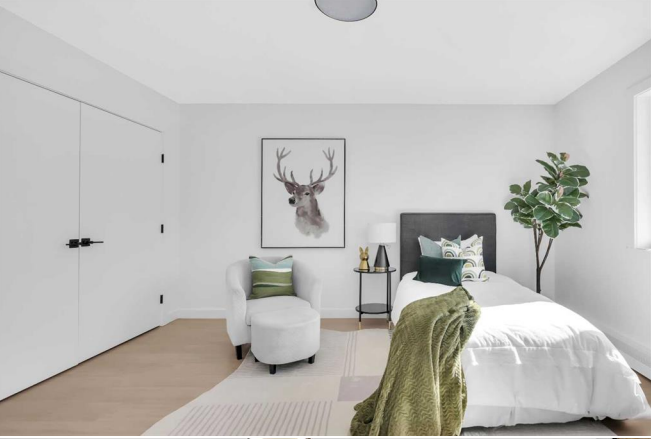
Inclusions: **N/A**
Property Listed By: **Comox Realty**

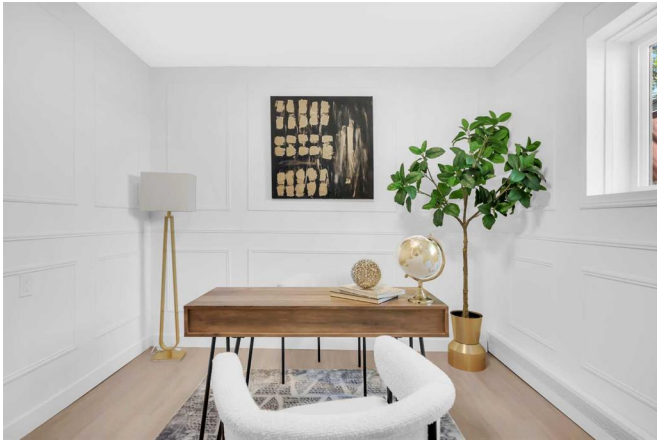
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

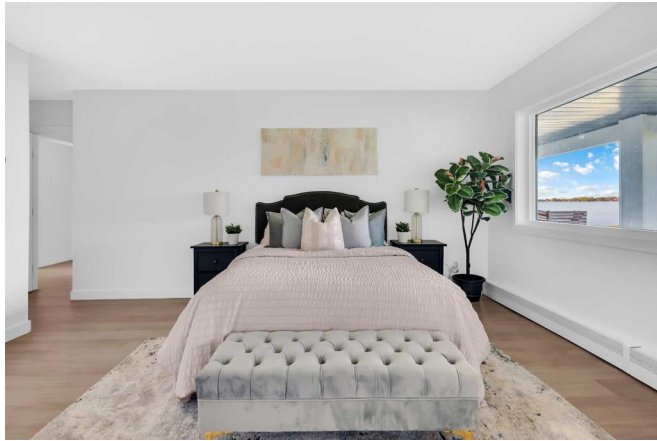












1000 W Chestermere Dr, Chestermere, AB

Basement (Below Grade) Exterior Area 2037.00 sq ft
Interior Area 1921.70 sq ft
Estimated Area 3958.70 sq ft



PREPARED: 2024/01/19

White regions are excluded from total floor area in CGDDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1000 W Chestermere Dr, Chestermere, AB

Main Floor Exterior Area 2205.75 sq ft
Interior Area 1965.51 sq ft
Estimated Area 4171.26 sq ft



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