



THE
A-TEAM

**RE/MAX
FIRST**

692 WEST CHESTERMERE Drive, Chestermere T1X 1B5

MLS®#: **A2137250**

Area: **NONE**

Listing **06/01/24**

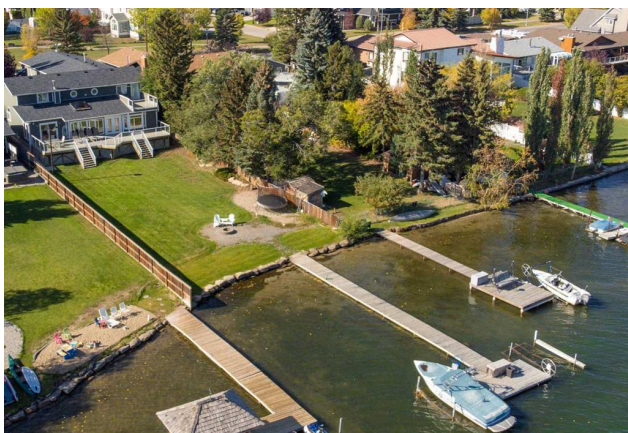
List Price: **\$1,725,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **4,007**
Low Sqft:
Ttl Sqft: **4,007**

DOM

27

Layout

Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **17,640 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Lake,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Rectangular Lot,Waterfront
Garage Faces Front,Heated Garage,Insulated,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dock,Dog Run,Private Yard**

Construction: **Cement Fiber Board**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bidet,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	7`6" x 0`0"	Other	Main	12`4" x 13`6"
Dining Room	Main	14`9" x 13`6"	Foyer	Main	7`7" x 10`0"
Kitchen	Main	13`5" x 17`8"	Living Room	Main	24`4" x 35`8"
Office	Main	11`7" x 15`3"	4pc Bathroom	Upper	8`9" x 5`1"
6pc Ensuite bath	Upper	11`6" x 16`11"	Bedroom	Upper	9`11" x 12`1"
Bedroom	Upper	9`11" x 12`1"	Office	Upper	8`2" x 17`1"
Bedroom	Upper	11`9" x 11`2"	Family Room	Upper	24`2" x 13`5"

Laundry
Bedroom
Bedroom - Primary

Upper
Upper
Upper

11`7" x 5`1"
112`0" x 20`1"
17`10" x 20`0"

Storage
Walk-In Closet

Upper
Upper

3`9" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1013308

Zoning:
RL

Remarks

Pub Rmks: **Say hello to endless summer. Imagine living the carefree, fun filled days of a summer vacation all season long. With this sprawling 4000 sq ft lakefront home you can. How you choose to start your day is up to you - relax with a cup of coffee on one of 2 decks overlooking the lake or head straight out on the water for an early morning paddle or ski when the lake is at its most peaceful. There is nothing better for your soul. You'll want to share this idyllic home with your friends and family and there is plenty of room for that. This home is simply built for entertaining! Starting with the almost 500 sq ft outdoor room where you can host epic BBQs, shrimp boils and more. Your entertaining space extends inside to the gourmet kitchen that will please even the most discerning chef with its high end stainless steel appliances including a 6 burner with grill gas stove, industrial hood fan, granite counters, raised breakfast bar and even an appliance garage. The kitchen is open to the perfect lake view dining area with a stone front gas fireplace. Next to the kitchen is the ultimate family room that encompasses a whopping 930+ sq ft of living space. Just think of the parties and family gatherings you're going to host. Blend up some margaritas under the skylight in the wet bar and easily flick on the gas fireplace if the evening air gets a chill. Huge windows and French doors allow you and your guests to mingle seamlessly between the indoors and outdoors. The main deck spans the entire width of the home and glass railings showcase your stunning lake views. Walk out onto the expansive back lawn and straight down to the water's edge where you can enjoy not one but two private boat docks. You'll have room for all the toys - ski boats, jet skis, kayaks, paddle boards and more! And what could be better than overnight guests to share your ultimate vacation lifestyle?? With a total of 5 bedrooms there is plenty of room for guests to enjoy. The large bonus room with vaulted ceilings and a cozy wood stove is the perfect place to curl up with a book or watch a movie when the inevitable rainy day comes along. Take time to relax & rejuvenate in your incredible and private primary retreat where you'll enjoy a luxurious 6 pc ensuite, an unbelievable walk-in closet, direct access to the laundry room as well as a personal deck where you can enjoy your peaceful lake views. The massive garage fits 4 vehicles, has plenty of shelving & cabinets, in floor slab heating and a large office with its own exterior door allowing you to operate your business from home. This one of a kind home has had tons of recent updates including: ECO SIDING (LIFETIME WARRANTY,) 2 AIR CONDITIONING UNITS, FURNACE & BOILER, LIGHT FIXTURES DOWNSTAIRS LIVING ROOM & KITCHEN, FENCE ON SOUTH SIDE, PAVING STONE WALKWAY & CHARCOAL ROCK IN FRONT, HAIL RESISTANT SHINGLES, EAVESTROUGH, FASCIA, SOFFITS, CARPET AND BLINDS IN ALL ROOMS, BRAZILIAN TIGER WOOD FLOORS REFINISHED, 4 PC BATH RENO UPSTAIRS, STEAM SHOWER IN PRIMARY, GARBUR washer and dryer in primary laundry room, 2 boat lifts, firepit, yard light, beer fridge in garage, cabinets and shelving in garage, ornamental gate in 3 season room, bbq, radiant heater in garage, window air conditioning unit in primary bedroom, tvs and brackets in dining room, primary bath and 3 season room.**

Inclusions: **RE/MAX Key**

Property Listed By:

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



692 West Chestermere Drive RENOVATIONS / UPGRADES

- November 2015- New Furnace.
- January 2016 - New Eco-Siding(Lifetime Warranty).
- July 2016-Two(2) New Air Conditioning Units.
- February 2020-New light Fixtures in Downstairs Living Room.
- November 2020- New Fence South side of Property.
- July 2021- New Paving Stone Walkway Front of Property
- August 2021- New Charcoal rock in Front of Property.
- November 2021- New Hail Resistant Shingles On Exterior Roof.
- February 2022- Interior house painted(All bedrooms, hallways, stairwells).
- March 2022- Garage painted.
- March 2022- New Eavestroughs, Fascia and Soffit Exterior.
- May 2022- New Blinds in all rooms of house.
- May 2022- New Boiler.
- May 2022- Painted All Exterior Window Trim.
- June 2022- New Kitchen Light Fixtures.
- October 2022- New Steam Shower.
- January 2023- Upstairs Four Piece Bathroom renovation-Floor, ceiling,sink and vanity, toilet, shower and fan.
- March 2023-New Garburator Installed.
- April 2023-Large exterior Garage Door-replace springs and rubber.
- June 2023-Backyard top soil and new sod.
- September 2023-New Carpets Installed in Entire House
- September 2023-Brazilian Tiger Hardwood Floors Resurfaced.
- October 2023-Furnace and Humidifier Cleaning and Service, and Filter Replacement.

