



THE
A-TEAM

**RE/MAX
FIRST**

953 WEST CHESTERMERE Drive, Chestermere T1X 1B7

MLS® #: **A2142349** Area: **Chesterview Estates** Listing Date: **06/21/24** List Price: **\$795,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **9,902 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,056**
 Low Sqft:
 Ttl Sqft: **2,056**

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Corner Lot,Fruit Trees/Shrub(s),Lake,Front Yard,Lawn,Irregular Lot,Landscaped,Street Lighting,Treed**

Park Feat:

Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Heated Garage,Insulated,Off Street,On Street,Oversized,RV Access/Parking

Utilities and Features

Roof: **Cedar Shake,Wood**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities: **Cable Available,Electricity Available,Natural Gas Connected,Phone Available,Sewer Available,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`9" x 12`3"	Kitchen	Main	17`5" x 12`4"
Dining Room	Main	15`6" x 10`3"	Bedroom - Primary	Main	19`5" x 12`10"

Walk-In Closet	Main	7`7" x 4`10"	5pc Ensuite bath	Main	16`0" x 6`4"
Bedroom	Main	12`8" x 12`7"	Bedroom	Main	12`7" x 11`9"
Foyer	Main	8`2" x 6`11"	Sunroom/Solarium	Main	27`0" x 9`11"
5pc Bathroom	Main	8`4" x 7`4"	Game Room	Basement	21`2" x 17`0"
Bedroom	Basement	13`1" x 11`10"	Bedroom	Basement	15`8" x 11`7"
Den	Basement	15`7" x 11`6"	Storage	Basement	15`8" x 3`11"
Laundry	Basement	15`8" x 8`0"	3pc Bathroom	Basement	11`10" x 6`10"
Furnace/Utility Room	Basement	8`6" x 7`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **9211235**

Remarks

Pub Rmks: **WELCOME to this AIR-CONDITIONED BI-LEVEL that has 3702.38 Sq Ft of DEVELOPED Space, 5 Bedrooms, 3 Bathrooms (incl/EN-SUITE), a 19'4" X 18'9" PATIO, a 49'2" X 15'4" RV PARKING PAD, an OVERSIZED ATTACHED DOUBLE GARAGE (HEATED by Radiant Furnace w/Fan & Filter, controlled by mounted Thermostat, + INSULATED), on .23 ACRES in the Community of CHESTERVIEW ESTATES!!! A CORNER LOT w/TREES, SHADE, + SPACE provides additional room for LANDSCAPING Projects incl/GARDENING while still having some PRIVACY. As you step through the front door, you're greeted by the INVITING Tiled Foyer w/VAULTED CEILINGS, NEUTRAL Colour Tones, + HARDWOOD FLOORS going up to the Living Room w/BAY WINDOW allowing in NATURAL LIGHT. The OPEN CONCEPT Floor Plan w/SPACIOUS Room for ENTERTAINING GUESTS incl/Dining Room that has an ELEGANT setting for Formal Gatherings, Dinner Parties, or Intimate FAMILY Meals. The GOURMET Kitchen has Dark Cabinetry, SS Appliances, a Bar Fridge w/Cabinetry underneath, a Pantry, Glass Tiled Backsplash, GRANITE Countertops, + an Island w/Breakfast Bar eating area. A Chef's Delight in this Beautiful Kitchen where memories are made cooking or baking together. Just steps down is the HEATED EPOXY STONE FLOOR in the 27'0" X 9'11" SUNROOM w/STONE ELECTRIC FIREPLACE that adds CHARM, + COMFORT for RELAXATION. This PERFECT RETREAT for enjoying your morning coffee or unwinding w/good book, watching the game on TV, or having a workspace set up. It has a VAULTED Ceiling height of 12'4", MASSIVE Windows, + a BUILT-IN Cupboard. There is a door to the COVERED Patio w/PERGOLA in Backyard. Continuing on the Main Floor is the 5 pc Bathroom, the PRIMARY Bedroom that has a WALK-IN Closet, incl/SPA INSPIRED 5 pc EN-SUITE Bathroom. The TRAVERTINE Tile throughout w/SOAKER Tub, DUAL Sinks, STANDING GLASS Shower, + Water Closet. There is the 2nd, + 3rd Good-Sized Bedrooms as well. In the Full Basement w/IN-FLOOR HEATING, is the HUGE 21'2" X 17'0" RECREATION Room w/Pool Table (included), a STONE GAS Fireplace, a 15'7" X 11'6" DEN, a CONVENIENT 15'8" X 3'11" STORAGE ROOM, + EXTRA STORAGE underneath the Stairs. There is also the Utility Room, a 3 pc Bathroom incl/Standing Shower, a Laundry Room w/Sink, the 4th, + 5th Bedrooms. In the WEST Facing Backyard is the Patio area that has the FIREPIT (included) for roasting marshmallows under the stars or singing songs, a BBQ w/Gas Line (included), an area for Gardening, Trees, Bushes, + the RV Parking Pad. A Great Backyard for PEACEFUL Moments in the Outdoor Space, Lounging on the Patio, Playing w/Pets or Children, or Hosting BBQ's for FAMILY, + FRIENDS. This FRIENDLY NEIGHBOURHOOD has CHESTERMERE LAKE nearby within WALKING distance that offers a VARIETY of Activities incl/Beach, Swimming, Boating, Leisurely Walking, Ice Skating in Winter, + more. This LAKESIDE SERENITY is just what you've been looking for w/Beautiful Views for a Lifestyle that ENCOURAGES more Outdoor Time w/LOVED ONES!!! BOOK your showing TODAY!!!**

Inclusions: **A/C Unit, Bar Fridge in Kitchen, 3 Ceiling Fans, Garage Door Opener with 2 Remote Controls, Heater in Garage, Pool Table with All Accessories, Propane Gas Fireplace in Backyard, RV Pad, TV Bracket in Sunroom, Venetian Blinds.**

Property Listed By: **RE/MAX House of Real Estate**

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











