



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 WESTCHESTER Way, Chestermere T1X 1B8**

MLS® #: **A2145731**

Area: **NONE**

Listing Date: **07/03/24**

List Price: **\$949,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,821**

Low Sqft:

Ttl Sqft: **1,821**

Lot Information

Lot Sz Ar: **7,219 sqft**

Lot Shape:

DOM

**94**

Layout

Beds: **5 (2 3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **10**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cleared,Lake,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Open Lot,Private,Views**

**Additional Parking,Aggregate,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Side,Heated Garage,Insulated,Off Street,Oversized,RV Access/Parking,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor Roughed-In,Forced Air,Natural Gas**

Sewer: **Private Yard,RV Hookup**

Construction:

**Manufactured Floor Joist,Post & Beam,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**

Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>              | <u>Level</u>  | <u>Dimensions</u>     |
|---------------------|--------------|----------------------|--------------------------|---------------|-----------------------|
| <b>Entrance</b>     | <b>Main</b>  | <b>12`6" x 6`7"</b>  | <b>Laundry</b>           | <b>Main</b>   | <b>11`0" x 5`0"</b>   |
| <b>3pc Bathroom</b> | <b>Main</b>  | <b>7`11" x 4`11"</b> | <b>Den</b>               | <b>Main</b>   | <b>11`11" x 11`8"</b> |
| <b>Kitchen</b>      | <b>Main</b>  | <b>16`2" x 13`5"</b> | <b>Dining Room</b>       | <b>Main</b>   | <b>10`6" x 11`11"</b> |
| <b>Living Room</b>  | <b>Main</b>  | <b>22`4" x 15`1"</b> | <b>Bedroom</b>           | <b>Main</b>   | <b>10`11" x 8`10"</b> |
| <b>Other</b>        | <b>Main</b>  | <b>35`4" x 11`6"</b> | <b>Bedroom - Primary</b> | <b>Second</b> | <b>15`1" x 12`3"</b>  |

|                             |               |                       |                     |              |                      |
|-----------------------------|---------------|-----------------------|---------------------|--------------|----------------------|
| <b>4pc Ensuite bath</b>     | <b>Second</b> | <b>10`5" x 10`11"</b> | <b>Game Room</b>    | <b>Lower</b> | <b>22`7" x 16`4"</b> |
| <b>Kitchenette</b>          | <b>Lower</b>  | <b>13`11" x 6`9"</b>  | <b>Bedroom</b>      | <b>Lower</b> | <b>13`2" x 9`11"</b> |
| <b>Bedroom</b>              | <b>Lower</b>  | <b>10`3" x 14`3"</b>  | <b>4pc Bathroom</b> | <b>Lower</b> | <b>8`9" x 6`0"</b>   |
| <b>Bedroom</b>              | <b>Lower</b>  | <b>16`5" x 7`11"</b>  | <b>Storage</b>      | <b>Lower</b> | <b>6`5" x 5`5"</b>   |
| <b>Furnace/Utility Room</b> | <b>Lower</b>  | <b>14`4" x 9`3"</b>   |                     |              |                      |

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
 Legal Desc: **9312051**

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully designed and meticulously maintained two-story residence boasts a total of 3031 total sqft and comes with 5 bedrooms and 3 full bathrooms with a main floor den! Backing onto the WID canal and just steps away from the SW corner of Chestermere Lake, this gorgeous low maintenance property comes turnkey and complete with full basement development, low maintenance back yard, a mechanics dream garage, and offers a blend of luxury, comfort, and functionality. Located in the serene and picturesque SW opening of Chestermere Lake, this home provides the perfect setting for families to both relax and enjoy outdoor adventures at their leisure. Nestled within a quiet and low traffic and established location of Chestermere, and along the tranquil canal feeding Chestermere Lake, this home offers breathtaking, bright open views, and contemporary architectural design with high-end finishes throughout. The open-concept layout with abundant natural light is perfect for family living and entertaining. The state-of-the-art built in appliances, granite countertops, and a large island, is ideal for the home chef. The generously sized bedrooms, including a main floor bedroom and full bathroom is perfect for mom and dad or your guests to enjoy. The full developed basement providing additional living, recreational space, a trendy wet bar / kitchenette, is a versatile space that can be used as a home theater, gym, or additional family room. The space also has a concrete staircase leading from the garage down that can easily be converted to a separate and private entrance. The HEATED attached triple car garage is a mechanics DREAM and comes with built in cabinets, sink with hot and cold taps, rubber floors, all new LED lighting, and is insulated and finished. Perfect space to work on your projects, watch the game with friends, or unwind after a long day. The No-maintenance backyard is ideal for effortless outdoor enjoyment for everyone in the family and with ample parking spaces, including dedicated RV parking so you can bring your family and guests! Enjoy the extremely low-maintenance, beautifully landscaped backyard with a spacious composite deck and stone patio for outdoor dining, recreation, and relaxation. The oversized driveway along with the side driveway give plenty of parking opportunities for multiple vehicles, plus a dedicated RV parking w/ 50 amp! With the proximity to Chestermere Lake this property offers endless opportunities for kayaking, fishing, boating, jet skiing, and so much more! With connecting pathways all around it's easy to get your steps in while enjoying the scenic and peaceful South end of Chestermere. With easy access to Calgary, this location ensures a manageable commute while enjoying the tranquility of peaceful living mere steps away from the lake! Experience the ultimate in lake living with this exceptional home. Contact your favourite Realtor today to schedule a private viewing and make this dream property yours!**

Inclusions: **Shed in back yard, Garage built in shelving and cabinets, Rubber flooring in garage, Basement fridge, Basement dishwasher, Fridge in mechanical room.**  
 Property Listed By: **eXp Realty**

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











