



THE
A-TEAM

**RE/MAX
FIRST**

492 WEST CHESTERMERE Drive, Chestermere T1X1B3

MLS® #: **A2146191**

Area: **NONE**

Listing Date: **07/04/24**

List Price: **\$1,365,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Chestermere

Year Built:

0

Lot Information

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

17,383 sqft

Lot Shape:

DOM

93

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access

Lot Feat:

Cleared

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

1412667

Zoning:

R1

Remarks

Pub Rmks:

An Extraordinary Development Opportunity on One of West Chestermere's Premier Waterfront Estates! Presenting an exceptional chance to create a bespoke residence on one of the most coveted waterfront parcels in West Chestermere, Alberta. This prime land 1,615 Square Meters in size offering sweeping, panoramic views of the tranquil waters and the City of Chestermere views beyond, providing a stunning backdrop for your vision. Conveniently located just minutes from local amenities, this property boasts ultra-low-level beachfront access and commands a pristine view of the natural Rock shoreline. The thoughtfully engineered beach

area includes a private boat launch and a substantial dock, facilitating effortless access to the water. Design and construct your dream home on this idyllic stretch of land with waterfront, and enjoy a lifestyle of unparalleled luxury and serenity. This remarkable opportunity is ideal for crafting a world-class waterfront residence amidst a community of distinguished estates. The value of this property lies in its lush, level land and its potential for an exquisite living experience. All utility services are readily available for development. The Neighbours are Fantastic and Chestermere Schools have a fine reputation too.

Inclusions:

Property Listed By:

**Dock,
eXp Realty**

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