



THE
A-TEAM

**RE/MAX
FIRST**

631 EAST CHESTERMERE Drive, Chestermere T1X 1A5

MLS®#: **A2149100**

Area: **NONE**

Listing Date: **07/12/24**

List Price: **\$1,395,000**

Status: **Active**

County: **Chestermere**

Change: **-\$80k, 28-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,833**

Low Sqft:

Ttl Sqft: **1,833**

Lot Information

Lot Sz Ar: **21,557 sqft**

Lot Shape:

DOM

66

Layout

Beds: **3 (1 2)**

Baths: **2.0 (2 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Lake,Lawn,Landscaped,Rectangular Lot,Waterfront**

Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Boat Slip,Dock,Fire Pit**

Construction: **Cedar,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`3" x 15`2"
3pc Bathroom	Main	7`1" x 7`5"
Dining Room	Main	15`7" x 9`5"
Laundry	Main	7`1" x 5`1"
Loft	Upper	15`1" x 13`11"
Bedroom	Basement	13`3" x 8`0"
Game Room	Basement	17`0" x 14`7"

Room	Level	Dimensions
Bedroom - Primary	Main	18`6" x 11`8"
Kitchen	Main	11`8" x 7`8"
Family Room	Main	14`2" x 15`7"
3pc Bathroom	Upper	
Bedroom	Basement	14`6" x 11`1"
Flex Space	Basement	13`9" x 6`3"
Storage	Basement	6`5" x 5`6"

Furnace/Utility Room

Basement

19`5" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1013491

Zoning:
R-1L

Remarks

Pub Rmks:

Sought after lake front location just minutes from Calgary, offering stunning sunsets (west backyard), quiet (no highway), and one of few HIGH lots/elevation that could offer an easy natural walkout (new build). With these advantages, it's easy to create the lake lifestyle most people only dream about. How few get to live where "weekend get-aways" can be waterfront vacation every day. Where the kids can frolic in sandy kid-friendly depths? Spend days wake boarding? Sailboating? Kayak? Water skiing? Or paddleboarding? Where evenings are spent around the firepit, roasting smores, as the sun sets into the lake? Even the winters are great, with ice skating, hockey, and fishing. The house itself is amazing for entertaining, with 2 massive large recreation/entertainment rooms on the main level, with the kitchen between them. The inner "sanctum" right now hosts a pool table (negotiable), heritage-class cast iron stove, and soaring ceilings. The second entertainment area is built to soak in the views of the lake. Relax in the main level master retreat as you appreciate the lake view; the master also has a large walk-in closet. The top level is an open loft configuration, with both views into the "inner" recreation room and through the large patio doors, towards the lake, with it's private balcony. The lower level has 2 bedrooms and, yes, a 3rd recreation area, which makes sense. Lakeside living is all about recreation and enjoying life. Making your life easy is simple things like sprinklers, fed from lake itself (all the water, NO outdoor restrictions). Indoor water is improved with healthy reverse osmosis for drinking. The oversized (550 sq ft) heated garage is perfect for the car aficionado's. We all dream about living "the life", don't waste another minute, call for your private viewing today.

Inclusions:
Property Listed By:

**Boat lift, shorage sheds
MaxWell Experts Plus Realty**

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











