



THE
A-TEAM

**RE/MAX
FIRST**

42 LAKE ERE ESTATES , Chestermere T1X 0M6

MLS® #: **A2152448** Area: **Kinniburgh** Listing Date: **07/22/24** List Price: **\$1,389,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **Chestermere**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,218**
 Low Sqft:
 Ttl Sqft: **3,218**

DOM

56
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Water Purifier,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| 2pc Bathroom | Basement | 5`0" x 5`1" | 4pc Ensuite bath | Basement | 5`1" x 8`9" |
| Bedroom | Basement | 13`4" x 15`3" | Bedroom | Basement | 12`11" x 11`1" |
| Bedroom | Basement | 9`7" x 10`11" | Foyer | Basement | 8`11" x 9`4" |
| Living Room | Basement | 13`1" x 27`1" | Office | Basement | 13`5" x 16`6" |
| Game Room | Basement | 13`0" x 14`2" | Furnace/Utility Room | Basement | 7`8" x 10`0" |
| 3pc Bathroom | Main | 6`9" x 8`0" | 3pc Ensuite bath | Main | 6`6" x 10`2" |
| Bedroom | Main | 14`3" x 10`10" | Bedroom | Main | 10`8" x 11`2" |

Dining Room
Living Room

Main
Main

13`11" x 12`3"
14`2" x 31`2"

Kitchen
Bedroom - Primary
Legal/Tax/Financial

Main
Main

13`7" x 18`7"
13`5" x 16`2"

Title:
Fee Simple
Legal Desc:

7510478

Zoning:
RR

Remarks

Pub Rmks:

Welcome to Lake Ere Estates, a premier community for those seeking expansive, tranquil living. This prime 2-acre parcel of development land in the City of Chestermere offers a fantastic opportunity for developers and investors. The land is sub-dividable, allowing for multiple lots suitable for single-family homes or townhomes. The property features nearly 3,000 sq. ft. of developed living space, ensuring ample room for comfortable living. The main level boasts high vaulted ceilings with wood beams, adding character and charm to the home. The open living room and dining area are perfect for large gatherings, with a cozy breakfast nook adjacent to the kitchen. French doors lead to a private patio, providing an inviting outdoor space. This level also includes three spacious bedrooms and a well-appointed 4-piece bathroom. The lower level offers additional living space with a large second living room featuring a wood fireplace, bar, and pool table. The laundry area has a walkout door to the backyard, and there are two more bedrooms and another 4-piece bathroom. The side entrance leads to an oversized double garage, providing ample storage and parking. Situated on a private, treed 2-acre parcel, this property offers the serenity of acreage life with the convenience of a city water supply. Enjoy outdoor activities with the firepit and deck patio, perfect for relaxing and entertaining. Don't miss this exceptional opportunity! Click on the 3D link for a virtual tour of this unique property.

Inclusions:
Property Listed By:

N/A
Grand Realty

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