



THE
A-TEAM

**RE/MAX
FIRST**

272 WEST CHESTERMERE Drive, Chestermere T1X 1B2

MLS® #: **A2155757**

Area: **NONE**

Listing Date: **08/07/24**

List Price: **\$1,295,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Chestermere**
Year Built: **1977**
Lot Information
Lot Sz Ar: **15,681 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

105
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,Lawn,Garden,No Neighbours Behind,Landscaped,Street Lighting,Open Lot,Rectangular Lot,Treed,Views,Waterfront**

Park Feat:

Heated Garage,Insulated,Oversized,Parking Pad,Paved,Triple Garage Detached,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Boat Slip,Dock,Fire Pit,Outdoor Shower**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Dishwasher,Double Oven,Range Hood,Refrigerator,Tankless Water Heater,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,Quartz Counters,Separate Entrance,Tankless Hot Water

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`11" x 10`11"
Living Room	Main	15`5" x 9`3"
Bedroom - Primary	Upper	13`10" x 11`6"
Bedroom	Upper	9`10" x 8`8"
3pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Lower	0`0" x 0`0"
Laundry	Lower	8`8" x 8`0"

Room	Level	Dimensions
Dining Room	Main	7`4" x 10`1"
Family Room	Lower	23`11" x 18`8"
Bedroom	Upper	9`10" x 8`3"
4pc Bathroom	Upper	0`0" x 0`0"
Foyer	Main	9`10" x 9`3"
Bedroom	Lower	10`9" x 11`9"
Furnace/Utility Room	Lower	9`2" x 8`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

Lakefront

1012596

Remarks

Pub Rmks:

Welcome to this newly renovated LAKEFRONT home. Imagine waking up to the stunning sunrise. This large lake lot (over 15,000 sq ft) has a massive backyard which is perfect for entertaining family and friends. Enjoy warm sunny days on the large decks, out in the above ground pool or even laying on the dock to that sunshine before heading out on the water for some lake activities. Upon entering the home you will see large windows providing outstanding lake views from the Dining room, Living room, Master Bedroom and Ensuite. This upgraded 4 level split home is spotless with new kitchen, bathrooms, stainless appliances, flooring and much more. There is a large living room on the 3rd level with a walk up to the exterior decks. In the front yard you will see the large triple garage with one double door. Also included is a woodworking space for or hobby area. This home has had numerous upgrades: new high-efficiency furnace in 2015, on-demand hot water in 2021, new windows and doors in 2021 and a gas line for the BBQ. This is the home you have been waiting for to enjoy and feel like you are always on vacation!

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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









