



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**476 WEST CHESTERMERE Drive, Chestermere T1X 1B3**

MLS® #: **A2161816**

Area: **NONE**

Listing Date: **08/30/24**

List Price: **\$3,150,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1977**

Finished Floor Area  
Abv Sqft: **5,656**  
Low Sqft:  
Ttl Sqft: **5,656**

Lot Information

Lot Sz Ar: **21,780 sqft**  
Lot Shape:

DOM

**20**  
Layout  
Beds: **7 (7 )**  
Baths: **7.0 (6 2)**  
Style: **2 Storey**

Access:

Lot Feat: **Lake, Rectangular Lot, Views, Waterfront**  
Park Feat: **Triple Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle, Metal**  
Heating: **In Floor, Electric, Fireplace(s), Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line, Dock, Private Entrance**

Construction: **Stone, Stucco, Wood Frame, Wood Siding**  
Flooring: **Hardwood, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features, Central Vacuum, Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`4" x 15`10"	3pc Ensuite bath	Main	6`3" x 8`11"
Foyer	Main	9`5" x 4`7"	Other	Main	25`1" x 30`11"
Laundry	Main	9`10" x 8`10"	Mud Room	Main	11`0" x 11`4"
Game Room	Main	14`11" x 19`11"	Storage	Main	4`8" x 4`6"
Entrance	Main	16`10" x 19`11"	2pc Ensuite bath	Main	5`4" x 5`3"
Furnace/Utility Room	Main	6`7" x 6`11"	Furnace/Utility Room	Main	10`0" x 11`4"
3pc Bathroom	Second	4`11" x 7`9"	3pc Bathroom	Second	9`2" x 11`1"

**Bedroom** Second 14`6" x 9`9"  
**Bedroom** Second 12`3" x 11`4"  
**Other** Second 28`3" x 19`11"  
**Other** Second 10`2" x 10`5"  
**Furnace/Utility Room** Second 6`4" x 6`4"  
**Bedroom** Third 10`4" x 12`10"  
**4pc Ensuite bath** Third 8`11" x 22`4"  
**Family Room** Third 10`8" x 19`3"  
**Laundry** Third 8`5" x 4`8"

**Bedroom** Second 9`11" x 16`11"  
**3pc Ensuite bath** Second 6`5" x 5`2"  
**Kitchen** Second 20`11" x 22`7"  
**Kitchen** Second 14`10" x 20`11"  
**4pc Bathroom** Third 10`9" x 7`9"  
**Bedroom** Third 10`7" x 12`10"  
**Bedroom - Primary** Third 13`9" x 22`2"  
**2pc Ensuite bath** Third 5`11" x 5`3"  
**Walk-In Closet** Third 6`10" x 9`3"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: 1012270

Zoning: R-1

Remarks

**Pub Rmks:** Introducing an exquisite lakefront home that exudes elegance, waterfront luxury and high class. Nestled on 0.50 acres with 5,657 Sq ft above grade living; this exceptional property offers captivating lake views and great views of the Lakeside Golf Course. Boasting 5 beds and 6 baths, plus an independent 2 bed, 2 bath legal suite with laundry, this home is perfect for multi-generational living or entertaining guests. With living spaces on every floor and an elevator, it provides the utmost convenience and comfort for all. The home has been completely redesigned and remodeled to the studs; with all new electrical wiring, plumbing, HVAC, insulation, roofing, exteriors, and more. Showcasing modern luxury and sophistication, a three-car garage and updated landscaping add to the grandeur of the home, elevating the allure of lakefront living. Step inside to discover a kitchen that will delight any culinary enthusiast. Featuring Schenk architectural products cabinet fascia, premium quartz countertops and backsplash, and a full Dacor appliance package, including a 72" built-in, panel ready fridge/freezer, convection microwave/wall oven combination, 36" gas range, panel-ready dishwasher, and a coffee bar with a wine or beverage fridge. Every detail has been carefully considered, ensuring durability, style, and functionality. The main floor welcomes you with a sunken living room, complete with ample space for a large television, and sliding door access to the lake. Adjacent to the foyer, you'll find an open space perfect for a games room, as well as a half-bath and laundry with private access to the lake. On the second floor, a wood-burning fireplace and exposed wooden beams take center stage, creating a cozy and inviting atmosphere. The third floor offers versatility, whether you desire a secluded space to relax and read or a playroom for your children. The bonus room provides ample space for everyone's needs. Escape to the master suite, located on the tranquil third floor, where a private deck offers unobstructed lake views. An electric fireplace sets a soothing ambiance and adds a touch of sophistication to the space. In the master, indulge in the luxurious ensuite bath, featuring a double vanity, a large shower, a water closet, and a standalone tub with breathtaking lake views. Heated floors adorned with onyx tile create a spa-like atmosphere, perfect for unwinding after a long day. Completing this masterpiece is a generously sized walk-in closet, complete with built-in drawers and hanging bays. Organize your clothing and accessories with ease. Other features: CCTV cameras , ambient lighting, fully landscaped yard, maintenance free dock, topless hand rails, rough in vacuum system, alarm system and exterior speakers, barbecue gas line, epoxy floor in garage, two mud rooms, generously sized walk in closets Experience the epitome of elegance, waterfront luxury, and excellence. Don't miss the opportunity to make it yours and elevate your lifestyle.

**Inclusions:** N/A  
**Property Listed By:** RE/MAX Real Estate (Mountain View)

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