



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 WINDERMERE Drive, Chestermere T1X 0C6**

MLS®#: **A2162555**

Area: **Westmere**

Listing Date: **09/09/24**

List Price: **\$799,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **2,700**  
Low Sqft:  
Ttl Sqft: **2,700**

Lot Information

Lot Sz Ar: **5,512 sqft**  
Lot Shape:

DOM

**10**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Level,Standard Shaped Lot,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Front Drive,Off Street,Parking Pad,Secured**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`10" x 13`7"	Bedroom	Second	13`0" x 10`5"
Bedroom	Second	12`1" x 11`2"	Bonus Room	Second	23`11" x 18`6"
Hall	Second	11`10" x 11`10"	3pc Ensuite bath	Second	16`2" x 9`5"
3pc Bathroom	Second	8`0" x 4`7"	2pc Bathroom	Main	4`0" x 4`11"
Bedroom	Basement	13`8" x 10`1"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0612535**

Remarks

Pub Rmks:

Welcome to this expansive 2,700 square foot home, thoughtfully designed with high-end upgrades that exude both luxury and comfort. Stepping inside, you'll immediately notice the rich Brazilian cherry hardwood floors, paired with sleek tile that sets a refined tone continuing throughout the home. On the main floor, a spacious formal dining room awaits on one side, perfect for hosting elegant gatherings and large family dinners. On the other side, a versatile den offers a private space for a home office or library. Conveniently located nearby is a stylish two-piece bathroom and a well-equipped laundry room that provides easy access to the double garage, ensuring practicality meets convenience. The home comes with pre-wired internet cables, house wide audio system and pot lights built into the high ceilings. At the heart of the home is the open-concept kitchen and family room, seamlessly integrated to create an inviting space ideal for entertaining and everyday living. The kitchen is a chef's dream, featuring ample cabinetry, gas stove, beautiful countertops, and a large island that effortlessly transitions into the cozy family room, where large windows bathe the space in natural light. Anchoring the main floor is a grand staircase that gracefully leads you to the upper level, where a vast bonus room invites you to unwind—whether it's curling up with a good book or enjoying a family movie night. The serene master suite is a true retreat, boasting a luxurious ensuite with modern fixtures, and a generous walk-in closet. There are two additional spacious bedrooms, each with their own walk-in closets to complete the upstairs living space. The unfinished basement, equipped with one bedroom, two furnaces, two humidifiers, a water softener, and rough-ins for a bathroom, provides a blank canvas for you to develop according to your vision. Every detail of this home has been carefully crafted to offer a perfect blend of style and function, making it not just a place to live, but a place to love. Located just a short stroll from the serene shores of Lake Chestermere, this beautiful home seamlessly combines lakeside living with family-friendly convenience. Imagine spending your summers teaching the kids to wakeboard, feeling the thrill of tubing, or simply relaxing on the sandy beach as they build sandcastles or toss a Frisbee. When winter arrives, the lake transforms into a massive outdoor skating rink, perfect for pond hockey. Or, sign the kids up for organized hockey at the rec center across the street, where you'll also find a curling club and boxing club—it's truly the heart of the community. For families, this location is unbeatable. Kids can walk to the nearby K-12 Catholic school with middle and high schools or K-6 public elementary school just a short walk away. Whether you're seeking adventure on the lake, top-notch dining, or a warm, welcoming community, 356 Windermere Drive has it all. Don't miss the chance to make this lakeside dream your reality!

Inclusions:  
Property Listed By:

**none**  
**Stonemere Real Estate Solutions**

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













