



THE
A-TEAM

**RE/MAX
FIRST**

243 EAST CHESTERMERE Drive, Chestermere T1X 1A2

MLS® #: **A2170930**

Area: **NONE**

Listing Date: **10/07/24**

List Price: **\$1,320,000**

Status: **Active**

County: **Chestermere**

Change: **+\$1,155k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1979**
Lot Information
Lot Sz Ar: **16,117 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,711**
Low Sqft:
Ttl Sqft: **2,711**

DOM

75
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **5**

Access:

Lot Feat: **Back Yard,Gazebo,Lake,Landscaped,Waterfront**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Metal**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Radiant**
Sewer:
Ext Feat: **Barbecue,Built-in Barbecue,Dock,Fire Pit,Gas Grill,Lighting,Outdoor Kitchen,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Marble,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Washer/Dryer,Wine Refrigerator**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Recreation Facilities,Skylight(s),Storage,Tankless Hot Water,Vaulted Ceiling(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`6"	Laundry	Main	8`4" x 8`10"
Kitchen	Main	23`4" x 31`4"	Family Room	Main	30`4" x 18`1"
Dining Room	Main	14`4" x 9`7"	Bedroom	Second	10`2" x 10`4"
5pc Ensuite bath	Second	16`6" x 9`10"	5pc Bathroom	Second	4`11" x 10`4"
Bedroom - Primary	Second	19`4" x 14`7"	Bedroom	Second	11`11" x 7`7"

Bedroom
Kitchen
3pc Bathroom

Basement
Basement
Basement

12`10" x 13`5"
17`4" x 11`6"
6`10" x 8`4"

Furnace/Utility Room
Game Room
Storage

Basement
Basement
Basement

12`6" x 12`2"
15`6" x 11`2"
5`5" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RL

1012966

Remarks

Pub Rmks:

GREAT VALUE !!! NEW FRONT ELEVATION, Spectacular water front home on Chestermere Lake. located 20 minutes from Calgary City Centre on a lot that is over 1/3 of an acre. COMPLETELY RENOVATED AND MOVE IN READY!!! Enjoy ice fishing , kayaking , boating, swimming etc all from your back yard all year long. This home offers total of 3,674.51 sq ft. Upper floor consists of 3 bedrooms and 2 bathrooms. On the main floor, there are 3 living areas, a kitchen, laundry and 4 season room. walk out basement has a theatre room, bedroom, full bath and a large wet bar. 4 season room built out with premium Kayu Batu Mahogany wood. Other luxurious features in the four season room include heated premium porcelain tiles, fire place, large sitting area, hot tub, indoor barbecue area equipped with a brand new Neopolean BBQ grill and custom subzero wood panelled fridge and freezer drawers (Value 25K) . The outdoor living space offers a sunny west exposure. lush green lawn, nicely treed and equipped with a sprinkler system . The trees are cased at the bottom with mahogany wood and stone finish. The Two tier deck is made out of mahogany wood and tastefully finished off with granite caps along the railings. The railings have under granite ambient lighting and the floors and steps have several spot lighting. The deck has a bar and granite island Equipped with out door speakers. Walk out to the lawn and unto the lake to another world of out door living experience in the large mahogany Gazebo. Gazebo is fitted with a premium gas fire pit and custom made granite top tables and wired for wifi booster. The outdoor kitchen has another sitting area with speakers, fridge, large highland and mega barbecue grill . 200K in landscaping and outdoors Renovations recently completed include new windows, electrical and plumbing. New exterior stone in 2021, high efficiency furnace, water softener with reverse osmosis system, in-floor heating system beneath the tiled floors. copper aluminium roof on gazebo and house. kitchen features premium appliances including a 72" Electrolux fridge & Freezer, Dishwasher , Garburators and premium Sinks. Maple Cabinetry was custom made by Marvel kitchen cabinetry (featured on property brothers) . Technology includes Smart Ecobee thermostats, Garage Door and alarm systems that can be remotely operated from your devices. Russound 7 zone sound system provides music around the inside of the house and outdoor entertainment areas. Master bedroom offering unobstructed views of the lake from a private balcony. master ensuite offers a high end steam shower with built in speakers and his and hers UPPER & LOWER HEADS. large custom walk in closet with a conveniently located Island and make up table. The toilet also has a bidet seat other extras include Hunter Douglas blinds and A really nice mahogany dock for your boat. Garage is finished with epoxy flooring & storage This house is a real Gem. Make this gem yours!

Inclusions:
Property Listed By:

N/A
Real Broker

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











