

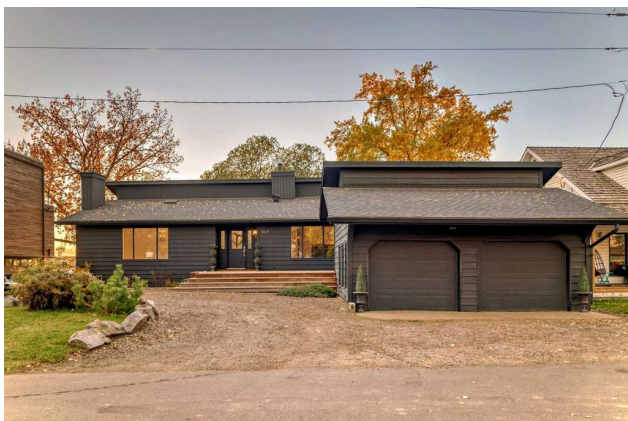


THE
A-TEAM

**RE/MAX
FIRST**

1069 EAST CHESTERMERE Drive, Chestermere T1X 1A9

MLS® #: **A2171097** Area: **East Chestermere** Listing Date: **10/10/24** List Price: **\$1,449,000**
Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1980**
Lot Information
Lot Sz Ar: **14,295 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,545**
Low Sqft:
Ttl Sqft: **1,545**

DOM

8
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **10**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lake,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Underground Sprinklers,Yard Lights,Private,Rectangular Lot,Secluded,Views,Waterfront**

Park Feat:

Boat,Double Garage Detached,Driveway,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,RV Access/Parking

Utilities and Features

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

Construction: **Cedar,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`5" x 19`11"	Entrance	Main	7`6" x 7`4"
Living Room	Main	13`5" x 25`1"	Bedroom - Primary	Second	13`2" x 17`0"
4pc Ensuite bath	Second	10`1" x 8`2"	5pc Bathroom	Second	9`11" x 4`11"
Bedroom	Second	9`11" x 9`6"	Bedroom	Second	9`3" x 13`3"

Family Room	Lower	22`6" x 13`2"	Dining Room	Lower	11`2" x 14`2"
Kitchen	Lower	13`2" x 21`3"	Laundry	Basement	2`7" x 7`7"
Bedroom	Basement	12`2" x 8`1"	3pc Bathroom	Basement	5`5" x 8`2"
Bedroom	Basement	11`9" x 12`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **1013158**

Remarks

Pub Rmks: **Escape city life to your lakefront retreat with this stunning, fully updated home, perfectly situated on the sunny East side of Chestermere Lake! This home offers 3090sq ft of living space and both sunrise and sunset views on the only private, no exit street on the lake for ultimate peace and quiet. The home features a double-car garage with a loft, ideal for extra storage or a workspace. You and your guests will have lots of parking with a cul-de-sac driveway and parking down the length of the house to the water. This rare 4 level split is on an extra-wide 80ft lot and is completely landscaped with mature trees and offers stunning panoramic views of the lake! The front of the home has a huge deck, perfect for sipping your morning coffee while taking in those breathtaking sunrises! This home has been completely updated with high-end finishes and features an abundance of custom upgrades, making it an ideal retreat for families of any size. Step into the bright, open floor plan, showcasing gleaming acacia walnut hardwood floors, elegant built-ins and custom cabinetry throughout. The main level includes a massive office or flex room and a cozy living room with a modern electric fireplace. Upstairs, its total seclusion with 3 spacious bedrooms, a 5pc bathroom and a primary suite with floor-to-ceiling windows showcasing gorgeous lake views, ample closet space, and a luxurious five-piece ensuite. A few steps down, the lakeside level transforms into an entertainer's paradise! You're immediately immersed in the beauty of the yard and the lake! The kitchen is a chefs dream, fully equipped with luxurious custom cabinetry, a built-in Subzero fridge, all built-in appliances, an electric cooktop, and a wine fridge. The expansive island provides ample space for meal prep and casual dining, while the adjacent dining area easily accommodates a large family style table. The lakeside family room features an oversized gas fireplace, creating a warm, inviting atmosphere. Patio doors lead to the outdoor entertaining area—a vast deck perfect for sunbathing, lounging, and al fresco dining, all with a spectacular view! Enjoy dinners while watching the sunset, and entertain guests along the lakeside boardwalk that runs the width of the property, leading to your private dock. This backyard is a lakefront oasis with a sprawling deck that extends the width of the property and complete with your own private boat launch! Big trees provide shade and privacy, while the underground sprinklers, which draw from the lake, maintain a lush lawn year-round and help keep water costs low. The basement level offers more privacy with two additional large bedrooms, a three-piece bathroom, laundry and generous storage space, all finished with the same high-quality upgrades found throughout the home. This property is the ultimate in lakefront luxury offering , comfort, functionality and endless opportunities for relaxation and entertainment, all within a serene, private setting only 15 mins from the city!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Key**

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







