



THE
A-TEAM

**RE/MAX
FIRST**

673 VICTORIA BEACH Bay, Chestermere T1X1H9

MLS®#: **A2173474** Area: **The Beaches** Listing **10/17/24** List Price: **\$799,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **7,158 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,186**
 Low Sqft:
 Ttl Sqft: **2,186**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`7"	4pc Bathroom	Second	8`1" x 5`1"
5pc Ensuite bath	Second	11`4" x 10`6"	Bedroom	Second	11`4" x 9`1"
Bedroom	Second	13`9" x 9`10"	Bedroom - Primary	Second	15`11" x 15`0"
2pc Bathroom	Basement	7`11" x 4`8"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0311948

R-1

Remarks

Pub Rmks:

Location, Location, Location! Welcome to this stunning family home in Chestermere! Nestled on a spacious corner lot, this home is situated in a quiet cul-de-sac across from an open greenspace and million-dollar lakefront homes, offering lake views from the master bedroom, bonus room, and upper landing. This house features a charming wrap-around porch and mature trees. New siding and fresh paint make this home move-in ready and picture-perfect. Step inside to be greeted by an abundance of natural light and a well-thought-out open floor plan featuring 9' ceilings. The main floor boasts a cozy living room with a fireplace, a kitchen with a gas range, a center island, and a breakfast nook. There's also a home office space—perfect for remote work. The south-facing backyard is an entertainer's dream with a large wrap-around deck. Upstairs, the elegant primary bedroom impresses with vaulted ceilings, a walk-in closet, and a 5-piece ensuite with dual vanities, a rain shower, and a soaker tub. Two additional bedrooms, a full bathroom, and a vaulted bonus room with views of Chestermere Lake complete the upper level. The developed basement offers endless possibilities. It is currently set up as a photography studio but offers flexibility with a large recreational area, ample storage, and a convenient 2-piece bathroom. Car enthusiasts will appreciate the heated 3-car garage with built-in storage, a third overhead door leading to a parking pad—ideal for your boat or trailer. Located just 2 minutes from Lakeside Golf Club, schools, and shopping, and offering easy access to Calgary, this home is a rare opportunity in the sought-after Beaches community. Don't miss out—call today to book your private showing!

Inclusions:

Property Listed By:

N/A

eXp Realty

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





