



THE A-TEAM

RE/MAX FIRST

869 EAST CHESTERMERE DRIVE , Chestermere T1X1A7

MLS#: A2173484 Area: East Chestermere Listing Date: 10/25/24 List Price: \$2,100,000
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Chestermere
City/Town: Chestermere
Year Built: 2009
Finished Floor Area: 12,182 sqft
Abv Sqft: 2,641
Low Sqft:
Ttl Sqft: 2,641

DOM

26
Layout
Beds: 6 (4 2 )
Baths: 3.0 (3 0)
Style: 2 Storey

Access:
Lot Feat: Back Yard, Landscaped, Views, Waterfront
Park Feat: Double Garage Attached, Heated Garage, RV Access/Parking

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Fireplace(s)
Sewer:
Ext Feat: Balcony, Dock
Construction: Stone, Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Int Feat: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Wet Bar, Wired for Sound

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Living Room, Game Room, Den, 4pc Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1012722**

Zoning:  
**R1**

Remarks

Pub Rmks: **This exquisite Chestermere home offers stunning lake backed views and exceptional upgrades throughout! The grand foyer features an 18-foot ceiling, leading into a spacious great room with a two-storey stone-faced gas fireplace and large windows that fill the space with natural light. The striking kitchen is a chef's dream, equipped with stainless steel appliances, upgraded maple cabinetry, a full granite backsplash, and a large island complete with a raised bar and wine fridge. Adjacent to the kitchen is a lovely dining area perfect for gatherings. The impressive master suite boasts a luxurious 5-piece ensuite with a glass shower, separate soaker tub, and a walk-in closet. The main floor also includes convenient laundry facilities, a 2-piece bath with a marble sink, and a mudroom/pantry. Beautiful hardwood flooring flows through most of the main level, complemented by recessed speakers and rounded corners. Upstairs, you'll find a fabulous massive second primary bedroom with access to a 4-piece bath, and two additional bedrooms. The fully developed walkout basement offers an expansive recreation room with a bar, a den/gym with polished concrete flooring, and two large additional bedrooms with a 3-piece bath. Outside, the great yard features a boat dock, an upper deck with a lower stamped concrete patio—perfect for enjoying the beautiful surroundings. The property also includes a double garage and RV parking. Don't miss this incredible opportunity to live by the lake!**

Inclusions: **gazebo on deck. 2 dishwashers**  
Property Listed By: **eXp Realty**

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











