



THE
A-TEAM

**RE/MAX
FIRST**

869 EAST CHESTERMERE DRIVE , Chestermere T1X1A7

MLS® #: **A2173484** Area: **East Chestermere** Listing Date: **10/25/24** List Price: **\$1,980,000**
 Status: **Active** County: **Chestermere** Change: **-\$120k, 05-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **12,182 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,641**
 Low Sqft:
 Ttl Sqft: **2,641**

DOM

57
Layout
 Beds: **6 (4 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame,Wood Siding**
 Heating: **In Floor,Fireplace(s)** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Dock** 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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	25`0" x 24`3"	Bedroom	Second	11`6" x 14`9"
Bedroom	Second	14`9" x 10`11"	Bedroom - Primary	Main	14`7" x 18`0"
Bedroom	Basement	14`2" x 14`0"	Bedroom	Basement	11`9" x 12`9"
Living Room	Main	21`1" x 15`8"	Dining Room	Main	15`0" x 6`4"
Game Room	Basement	28`6" x 15`6"	Kitchen	Main	15`0" x 11`11"
Den	Basement	12`9" x 12`0"	5pc Ensuite bath	Main	8`8" x 13`0"
4pc Bathroom	Second	12`11" x 9`5"	3pc Bathroom	Basement	12`10" x 7`0"

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











