

869 EAST CHESTERMERE DRIVE, Chestermere T1X1A7

10/25/24 List Price: **\$1,980,000** MLS®#: A2173484 Area: **East Chestermere** Listing

Status: Active Chestermere Change: -\$120k, 05-Dec Association: Fort McMurray County:

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2009 Lot Information

Lot Sz Ar: Lot Shape:

Chestermere

Finished Floor Area Abv Saft:

Low Sqft: 12,182 sqft Ttl Sqft:

2.641

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,641

57

Ttl Park: 2 2 Garage Sz:

6 (42)

3.0 (3 0)

2 Storey

Access:

Lot Feat: Back Yard, Landscaped, Views, Waterfront

Park Feat: Double Garage Attached, Heated Garage, RV Access/Parking

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

Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Int Feat:

Downstairs, Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Zoning: Fee Simple R1

Legal Desc: **1012722**

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!

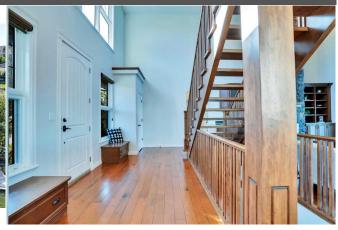
Inclusions: gazebo on deck. 2 dishwashers

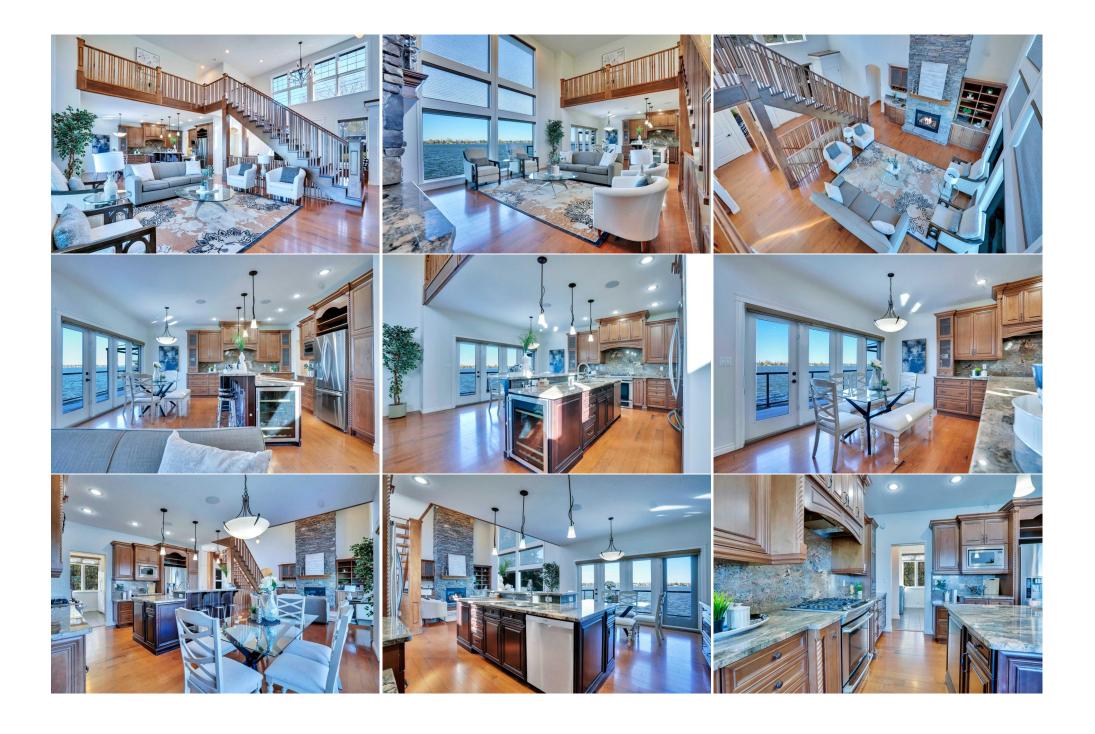
Property Listed By: **eXp Realty**

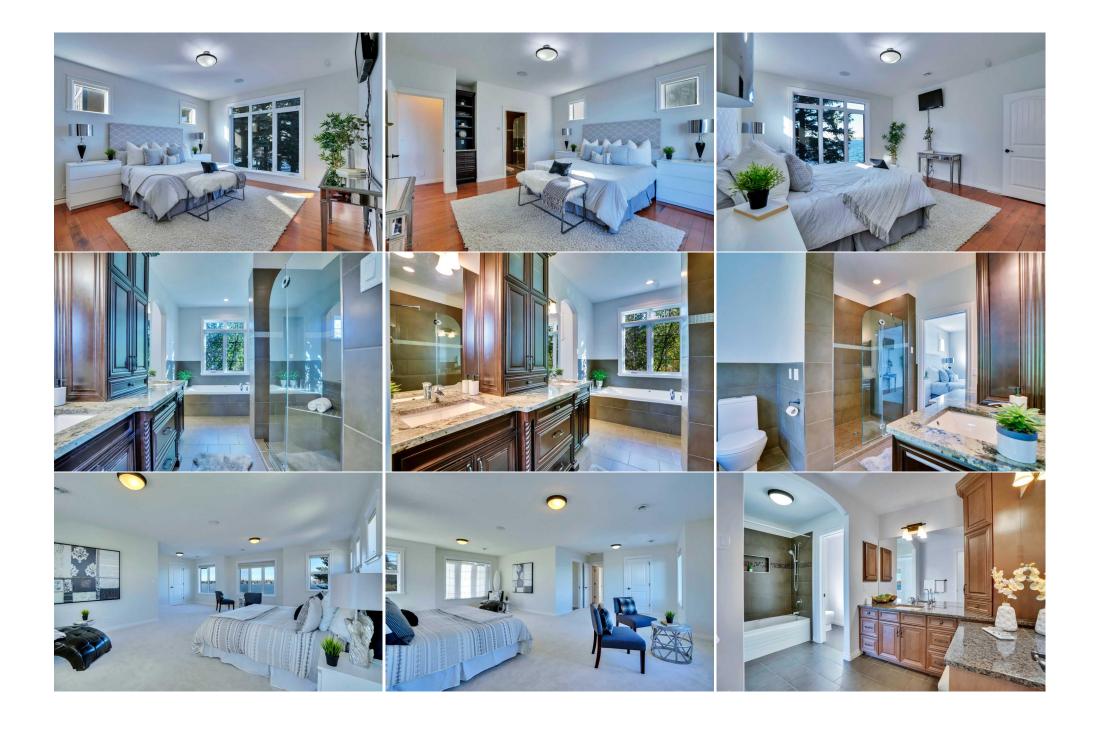
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

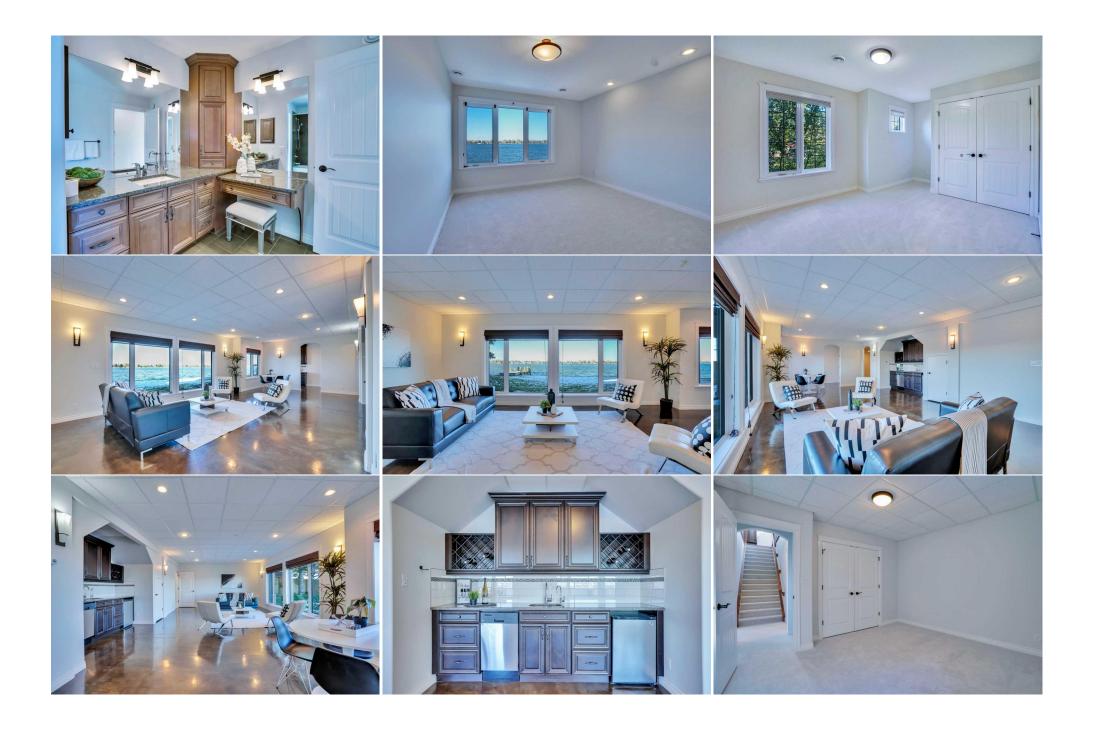


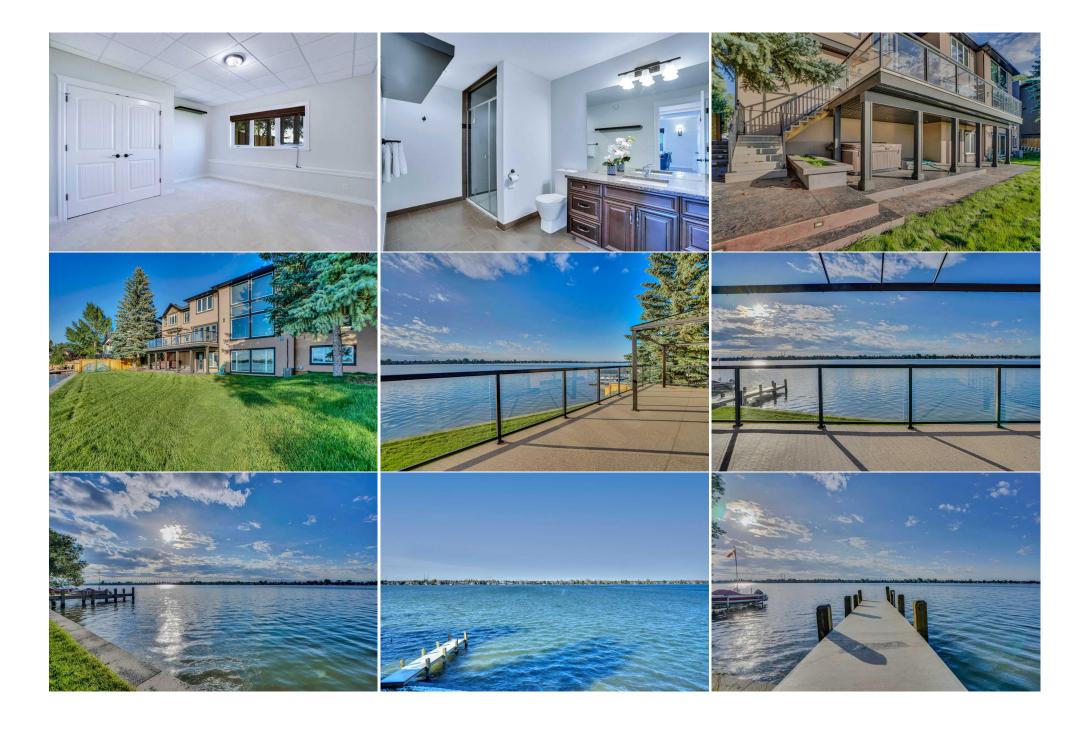
















869 E Chestermere Dr, Chestermere, AB

Main Building: Total Exterior Area Above Grade 2857.70 sq ft

