



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**652 EAST CHESTERMERE Drive, Chestermere T1X 1A5**

MLS®#: **A2175549**

Area: **East Chestermere**

Listing Date: **10/26/24**

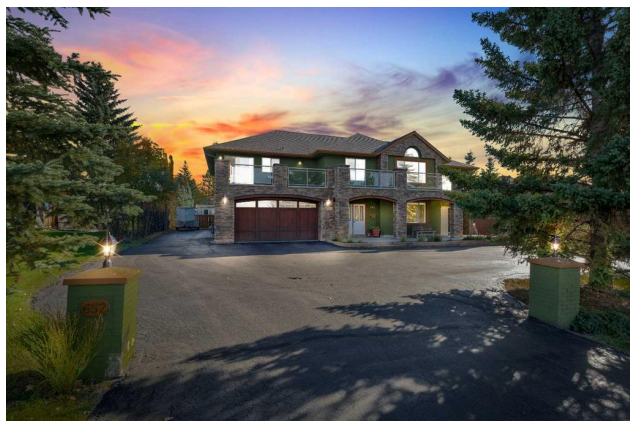
List Price: **\$1,199,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1997**  
Lot Information  
Lot Sz Ar: **19,482 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,873**  
Low Sqft:  
Ttl Sqft: **3,873**

DOM

**27**  
Layout  
Beds: **5 (5 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Many Trees,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Garden,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`0" x 11`11"
Furnace/Utility Room	Main	5`8" x 12`0"
Kitchen	Main	18`0" x 15`8"
Game Room	Main	26`0" x 18`5"
Breakfast Nook	Second	7`11" x 12`7"
Dining Room	Second	12`2" x 10`3"
Bedroom	Second	10`0" x 12`1"

Room	Level	Dimensions
Bedroom	Main	12`0" x 11`11"
4pc Bathroom	Main	4`11" x 8`11"
Exercise Room	Main	12`0" x 15`8"
Family Room	Second	18`4" x 15`10"
Kitchen	Second	13`2" x 12`7"
Bedroom	Second	9`11" x 12`1"
Living Room	Second	14`11" x 18`5"

4pc Bathroom  
Walk-In Closet

Second  
Second

7`9" x 12`1"  
6`10" x 11`0"

Bedroom - Primary  
5pc Ensuite bath  
Legal/Tax/Financial

Second  
Second

16`0" x 17`1"  
8`9" x 11`0"

Title:  
**Fee Simple**  
Legal Desc:

9211325

Zoning:  
**RE**

Remarks

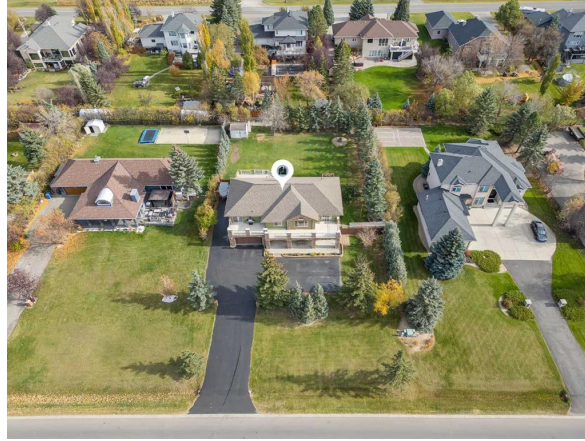
Pub Rmks: **ONE OF A KIND ESTATE HOME WITH FULL LAKE VIEWS AND EASY TO DOCK YOUR BOAT!! ALMOST HALF ACRE LOT, STEPS FROM THE LAKE, OVER 3800 SQFT, 5 BEDS, 3 BATHS, 2 KITCHENS, PATIOS!! WITH CENTRAL A/C!! - 2 CAR ATTACHED GARAGE WITH EXTENDED DRIVEWAY AND RV/BOAT SPACE - MANY TREES AND LANDSCAPED LAWN - Welcome to this extravagant home that offers a 2 CAR ATTACHED garage that opens to your main floor foyer. This level has 2 bedrooms, 1 bathroom, laundry and additional amendments, with space for a GYM and large REC ROOM. This level offers access to a COVERED PATIO, AND ADDITIONAL PATIO/PORCH. A full kitchen completes this level. The upper level offers 3 bedrooms and 2 bathrooms one of which is a 5PC ensuite with a Walk in Closet, jacuzzi TUB AND DOUBLE VANITY. An open concept family, kitchen and breakfast space has a fireplace to warm the space and large windows bring in a lot of natural light. The connected BALCONY OVERLOOKS YOUR BACKYARD. This level has a bonus family room and dining room with BALCONY ACCESS WITH LAKE VIEWS. Of note this home has been well cared for with MANY UPGRADES, RENOVATIONS INSIDE AND OUTSIDE - The home owners have upgraded the granite countertops, added hardwood floors, repainted the stucco, maintained 3 growing boxes, and have many beautiful trees - This home is in a solid location with all the lakes amenities close by.**

Inclusions:  
Property Listed By: **Refrigerator, Range Hood, Microwave  
Real Broker**

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











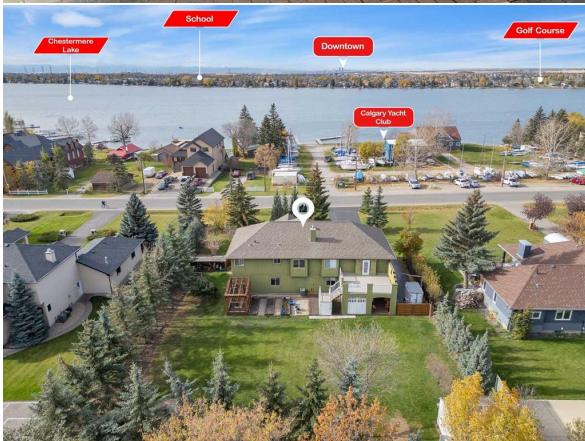
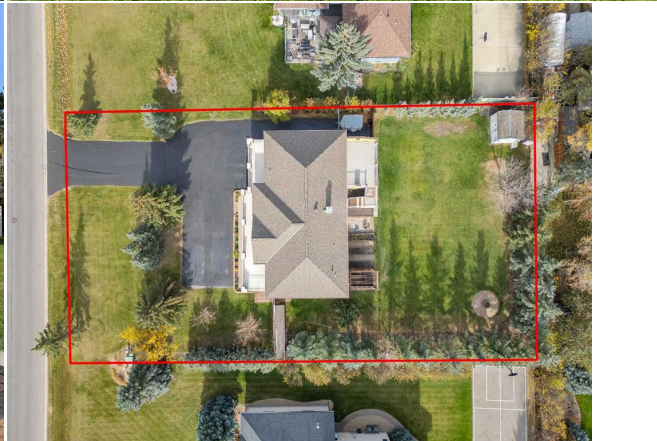
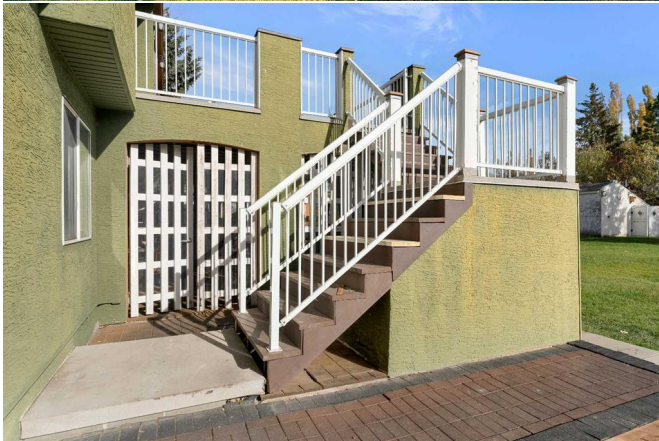












**652 E Chestermere Dr, Chestermere, AB**

Main Floor: 1700.20 sq ft  
 Lower Area: 1073.51 sq ft  
 Excluded Area: 402.39 sq ft

0 5 10 ft

PREPARED: 2024/10/11

What regions are included from this floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**BIGUIDE**



652 E Chestermere Dr, Chestermere, AB

1st Floor Exterior Area 2087.71 sq ft  
Interior Area 1987.29 sq ft  
Excluded Area 11.35 sq ft



PREPARED: 20241021



Water regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.