



THE
A-TEAM

**RE/MAX
FIRST**

636 WEST CHESTERMERE Drive, Chestermere T1X 1B4

MLS®#: **A2176409**

Area: **NONE**

Listing Date: **11/02/24**

List Price: **\$1,289,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1987**
Lot Information
Lot Sz Ar: **16,552 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,911**
Low Sqft:
Ttl Sqft: **1,911**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lake,No Neighbours Behind,Landscaped,Paved,Waterfront**
Park Feat: **Heated Garage,Oversized,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Boat Slip,Dock**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Storage,Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`5" x 13`8"
Dining Room	Main	15`6" x 10`2"
Foyer	Main	9`1" x 4`0"
3pc Bathroom	Main	9`4" x 8`0"
Bedroom - Primary	Upper	15`4" x 13`5"
Bedroom	Main	12`0" x 9`6"
Family Room	Basement	17`10" x 13`11"

Room	Level	Dimensions
Kitchen	Main	14`5" x 10`11"
Bedroom	Main	11`10" x 10`3"
Laundry	Main	5`2" x 2`6"
Mud Room	Main	7`6" x 5`6"
3pc Ensuite bath	Upper	8`6" x 7`3"
Office	Upper	10`8" x 8`6"
Flex Space	Basement	7`4" x 7`0"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1

3883JK

Remarks

Pub Rmks: **Welcome to a one-of-a-kind lakeside retreat in Chestermere, ideally located on the most coveted stretch of the lake, with the widest and deepest part of the water right at your doorstep. This 3-bedroom, 2-bathroom home combines unparalleled waterfront luxury with the opportunity to make it your own, offering exceptional flexibility for future expansion and customization. Imagine creating your dream kitchen—a spacious culinary oasis with breathtaking lake views, perfect for entertaining. The current layout allows for the kitchen to be expanded, giving you the freedom to design a true chef’s paradise that seamlessly flows into the main living area, making gatherings a breeze. The upper level of the home also presents an exciting opportunity. With ample space, there’s potential to convert the layout into three distinct bedrooms, allowing for added privacy, comfort, and versatility. Whether you envision a guest room, home office, or additional family bedrooms, this property offers the flexibility to suit your lifestyle and growing needs. Step outside to your private lakefront sanctuary, complete with a new boat launch, new dock, and new waterside deck for endless summer fun and relaxation. Two boat lifts and two sea-doo lifts make it easy to enjoy boating, swimming, and all the best of lake life, while winter transforms the lake into a wonderland of skating and snowshoeing. New patio doors open the space to creating a seamless flow between indoor elegance and outdoor splendor. Inside, a new roof, air conditioning, and new German light fixtures enhance the home’s comfort and modern appeal. Outside, a new fence and gates add privacy, while the oversized, heated triple-car garage offers ample storage for vehicles and lake toys. This home is not just a residence; it’s an opportunity to create your lakeside dream. With every modern convenience and space to customize, this Chestermere estate on the lake’s finest location is the ultimate blend of luxury, style, and possibility. Don’t miss the chance to make it yours! Note: New water line in 2022, new roof in 2022, new boat launch and pavement in 2022, new dock in 2023, air conditioning in 2024, new fence and gates in 2021, new patio doors in 2024, new carpet in 2021, and landscaping and waterside deck done in 2023.**

Inclusions: **Boat lifts, Sea-doo lifts, Hot Tub**
 Property Listed By: **RE/MAX Landan Real Estate**

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









