



THE
A-TEAM

**RE/MAX
FIRST**

550 MARINA Drive, Chestermere T1X0P1

MLS®#: **A2183471**

Area: **Westmere**

Listing Date: **12/13/24**

List Price: **\$998,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **3,099**
Low Sqft:
Ttl Sqft: **3,099**

Lot Information

Lot Sz Ar: **5,509 sqft**
Lot Shape:

DOM

8
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Landscaped,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 14`7"
Kitchen	Main	18`5" x 11`2"
Den	Main	10`10" x 8`11"
5pc Ensuite bath	Upper	17`6" x 14`1"
Bedroom	Upper	10`11" x 12`8"
4pc Bathroom	Upper	10`11" x 14`11"
Bedroom	Basement	15`7" x 11`7"

Room	Level	Dimensions
Dining Room	Main	12`0" x 14`5"
Living Room	Main	12`0" x 14`5"
Bedroom - Primary	Upper	17`2" x 14`0"
Bedroom	Upper	11`6" x 12`7"
Bedroom	Upper	19`10" x 14`6"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Basement	13`4" x 8`1"

Game Room

Basement

33`9" x 18`4"

4pc Bathroom
Legal/Tax/Financial

Basement

9`6" x 4`11"

Title:
Fee Simple
Legal Desc:

1014197

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this stunning lakeside estate residence, perfectly situated steps away from the serene Chestermere Lake, vibrant shopping, playgrounds and convenient highway access. This exceptional property boasts 4,300 square feet of luxurious living space, featuring 6 spacious bedrooms, 3.5 elegant bathrooms, and an abundance of natural light throughout. The grand entrance showcases an impressive open-to-above ceiling, seamlessly flowing into the expansive living area. The gourmet kitchen is a culinary dream, equipped with granite countertops, dual sinks, and ample space for culinary creativity. Step outside from the kitchen nook onto a full-width vinyl deck with glass railing, perfect for dining or BBQ get-togethers. The upper floor features four generous bedrooms, a bonus room, and a luxurious primary bedroom with a private balcony offering breathtaking, uninterrupted views of the lake. The spa-inspired ensuite and spacious walk-in closet complete this serene retreat. Imagine sipping your morning coffee while enjoying the sunrise. Additional features include: - Granite countertops throughout - Finished WALKOUT basement with 2 additional bedrooms and rough-in for a wet bar (easily convertible into a revenue suite, subject to city approval) - Air conditioning unit for comfortable living - Oversized insulated attached double garage Don't miss this rare opportunity to own a piece of paradise in Westmere Estates, one of Chestermere's most exclusive and sought-after estate communities. Combining the perfect blend of luxury and convenience, this property offers: - Easy access to downtown Calgary (approx. 20 minutes) - Convenient travel with the Calgary International Airport just 25 minutes away Experience the ultimate work-life balance in a stunning lakeside setting, all at an exceptional value.**

Inclusions:
Property Listed By: **NA
eXp Realty**

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











