



THE
A-TEAM

**RE/MAX
FIRST**

476 WEST CHESTERMERE Drive, Chestermere T1X 1B3

MLS® #: **A2185891**

Area: **NONE**

Listing Date: **01/07/25**

List Price: **\$2,950,000**

Status: **Active**

County: **Chestermere**

Change: **-\$50k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1977**
Lot Information
Lot Sz Ar: **21,780 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,656**
Low Sqft:
Ttl Sqft: **5,656**

DOM

102
Layout
Beds: **7 (7)**
Baths: **7.0 (6 2)**
Style: **2 Storey**

Parking

Ttl Park: **10**
Garage Sz: **10**

Access:

Lot Feat: **Lake, Rectangular Lot, Views, Waterfront**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt, Metal, Shingle**
Heating: **In Floor, Electric, Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Dock, Private Entrance**

Construction: **Stone, Stucco, Wood Frame, Wood Siding**
Flooring: **Hardwood, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features, Central Vacuum, Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	33`11" x 51`11"
Laundry	Main	32`3" x 29`0"
Entrance	Main	55`3" x 65`4"
3pc Ensuite bath	Main	20`6" x 29`3"
Mud Room	Main	36`1" x 37`2"
2pc Ensuite bath	Main	17`6" x 17`3"
3pc Bathroom	Second	16`2" x 25`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	30`11" x 15`0"
Game Room	Main	48`11" x 65`4"
Furnace/Utility Room	Main	21`7" x 22`8"
Other	Main	82`3" x 101`5"
Storage	Main	15`4" x 14`9"
Furnace/Utility Room	Main	32`10" x 37`2"
Bedroom	Second	47`7" x 32`0"

Bedroom	Second	40`2" x 37`2"	Other	Second	92`8" x 65`4"
Other	Second	33`4" x 34`2"	Furnace/Utility Room	Second	20`9" x 20`9"
3pc Ensuite bath	Second	30`1" x 36`4"	Bedroom	Second	32`7" x 55`6"
3pc Ensuite bath	Second	21`1" x 17`0"	Kitchen	Second	68`8" x 74`1"
Kitchen	Second	48`8" x 68`8"	Bedroom	Third	33`11" x 42`1"
4pc Ensuite bath	Third	29`3" x 73`3"	Family Room	Third	35`0" x 63`2"
Laundry	Third	27`8" x 15`4"	4pc Bathroom	Third	35`3" x 25`5"
Bedroom	Third	34`9" x 42`1"	Bedroom - Primary	Third	45`1" x 72`9"
2pc Ensuite bath	Third	19`5" x 17`3"	Walk-In Closet	Third	22`5" x 30`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RL**
Legal Desc: **1012270**

Remarks

Pub Rmks: **BUILDER WARRANTY INCLUDED. lakefront home that exudes elegance, waterfront luxury and high class. Nestled on 0.50 ACRES with 5,657 Sq ft ABOVE GRADE living; this exceptional property offers captivating LAKE VIEWS and great views of the LAKESIDE GOLF COURSE. Boasting 7 beds and 6 baths Including an independent 2 bed, 2 bath legal suite with laundry & kitchen. home is perfect for multi-generational living or entertaining guests. Boasts living spaces on every floor and an ELEVATOR, it provides the utmost convenience and comfort for all. The home has been completely redesigned and remodelled to the studs; with ALL NEW ELECTRICAL WIRING, PLUMBING, HVAC, INSULATION, ROOFING, EXTERIORS, and more. Showcasing modern luxury and sophistication, A THREE CAR GARAGE and FULLY UPDATED LANDSCAPING add to the grandeur of the home, elevating the allure of lakefront living. Step inside to discover a kitchen that will delight any culinary enthusiast. Featuring Schenk architectural products cabinet fascia, premium quartz countertops and backsplash, and a FULL DACOR APPLIANCE PACKAGE including a 72" BUILT-IN PANEL READY FRIDGE/FREEZER, CONVECTION MICROWAVE/WALL OVEN COMBO, 36" GAS RANGE, PANEL-READY DISHWASHER, and a COFFEE. BAR WITH A WINE or BEVERAGE FRIDGE. Every detail has been carefully considered, ensuring durability, style, and functionality. The main floor welcomes you with a sunken living room, complete with ample space for a large television, and sliding door access to the lake. Adjacent to the foyer, you'll find an open space perfect for a games room, as well as a half-bath and laundry with private access to the lake. On the second floor, a wood-burning fireplace and exposed wooden beams take centre stage, creating a cozy and inviting atmosphere. The third floor offers versatility, whether you desire a secluded space to relax and read or a playroom for your children. The bonus room provides ample space for everyone's needs. Escape to the master suite, located on the tranquil third floor, where a private deck offers unobstructed lake views. An electric fireplace sets a soothing ambiance and adds a touch of sophistication to the space. IN THE MASTER BEDROOM, INDULGE IN THE LUXURIOUS ENSUITE BATH, FEATURING HEATED FLOORS, A LARGE SHOWER, ELECTRIC TOWEL WARMER, A FREE STANDING TUB WITH BREATH TAKING LAKE VIEWS. HEATED FLOORS ADORNED WITH ONYX TILES CREATE A SPA-LIKE ATMOSPHERE, perfect for unwinding after a long day. Completing this masterpiece is a generously sized walk-in closet, complete with built-in drawers and hanging bays. Organize your clothing and accessories with ease. Other features: CCTV CAMERAS , AMBIENT LIGHTING, FULLY LANDSCAPED LAWN, MAINTENANCE FREE DOCK, TOPLESS HAND RAILS, ROUGHED IN VACUUM SYSTEM, and EXTERIOR SPEAKERS, BARBEQUE GAS LINE, EPOXY FLOOR IN GARAGE , TWO MUD ROOMS, generously sized walk in closets Experience the epitome of elegance, waterfront luxury, and excellence. Don't miss the opportunity to make it yours and elevate your lifestyle.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











