



1009 EAST CHESTERMERE Drive, Chestermere T1X 1A9

MLS®#: **A2186930** Area: **East Chestermere** Listing Date: **01/12/25** List Price: **\$1,499,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **1995** Abv Sqft: **1,846**
 Lot Information Low Sqft:
 Lot Sz Ar: **11,134 sqft** Ttl Sqft: **1,846**
 Lot Shape:

DOM

20
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Lake,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Boat Slip,Dock,Other,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Stone**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Primary Downstairs,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 12`5"	Dining Room	Main	10`11" x 10`9"
Balcony	Main	12`2" x 21`8"	Living Room	Main	13`10" x 15`3"
Pantry	Main	3`11" x 3`8"	Entrance	Main	10`1" x 7`9"
Office	Main	12`8" x 10`4"	2pc Bathroom	Main	4`11" x 5`6"
5pc Ensuite bath	Main	10`8" x 9`0"	Bedroom - Primary	Main	14`4" x 12`7"
Walk-In Closet	Main	6`0" x 5`5"	Mud Room	Main	5`1" x 9`11"
Family Room	Upper	21`0" x 14`11"	3pc Bathroom	Upper	8`6" x 7`8"

Furnace/Utility Room	Upper	3`5" x 3`3"	Dining Room	Basement	8`2" x 8`2"
Kitchen	Basement	12`11" x 8`1"	Game Room	Basement	20`3" x 14`5"
4pc Bathroom	Basement	5`0" x 7`7"	Bedroom	Basement	12`3" x 11`1"
Bedroom	Basement	9`2" x 14`6"	Furnace/Utility Room	Basement	8`2" x 7`6"
Laundry	Basement	7`9" x 5`0"	Storage	Basement	10`11" x 7`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RL**
 Legal Desc: **1013158**

Remarks

Pub Rmks: **Lake living doesn't get much better than this! Nestled on the south end of Chestermere Lake, this exceptional property offers direct lakefront access with your own boat lift and dock. Situated on a large lot in one of the most sought-after locations, the home boasts stunning mountain views and a west-facing backyard, perfect for enjoying breathtaking sunsets year-round. The expansive outdoor space is ideal for all seasons, offering endless possibilities for relaxation, entertaining, and recreation. This unique property is positioned at the deepest part of the lake, ensuring easier water access with shorter docks. The lake curves southward here, providing an open, spacious feel that enhances both views and privacy. The property line extends into the lake, maintaining a pristine, weed-free shoreline with a sand-bottom lakebed and brand new retaining wall—ensuring clear, perfect water conditions for boating and swimming. The backyard is a true outdoor paradise, with ample space for gardening, games, or simply soaking in the tranquility of the lake. Full sun throughout the day makes it ideal for outdoor dining, lounging, and entertaining. From the new composite boardwalk along the water to the expansive deck and veranda, every aspect of the outdoor spaces is designed for low-maintenance enjoyment. A stamped concrete patio and aggregate walkways seamlessly connect for easy entertaining, while a reinforced retaining wall installed in 2021 ensures both beauty and stability along the shoreline. Whether hosting a BBQ (with a gas line) or relaxing with a book, you'll enjoy stunning lake views from every angle. The beautifully landscaped property features mature trees and a natural sandbox for children, while the lake-drawn irrigation system keeps the yard lush with minimal effort. Inside, the home offers 2966 sq. ft. of developed living space, including a finished walk-out basement and a double heated garage. The home has been thoughtfully upgraded, featuring two A/C units and two furnaces for year-round comfort. The hot water tank and furnace were recently replaced, and in 2008, the home underwent extensive renovations, including a full exterior refresh, new shingles, and an upgraded main floor with an addition above the garage. The spacious open layout is perfect for both everyday living and entertaining, with a cozy gas fireplace and a large office for those working from home. The finished walk-out basement offers a second kitchen and a separate side entrance, making it ideal for an illegal suite or additional living space. Energy-efficient features include solar panels, an EV charger, and the lake water irrigation system. Walking distance to East Lake School, parks, coffee shops, and dining, this vibrant community offers year-round events and activities. This property offers the best of lakeside living and an active community—don't miss your chance to own this Chestermere Lakefront gem!**

Inclusions: **Outdoor Shed, Boat lift, boat dock, Electric Vehicle Charger, BBQ on deck,**
 Property Listed By: **eXp Realty**

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











