



THE
A-TEAM

**RE/MAX
FIRST**

487 EAST CHESTERMERE Drive, Chestermere T1X 1A3

MLS®#: **A2187238** Area: **East Chestermere** Listing Date: **01/16/25** List Price: **\$1,675,000**
 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: **17,509 sqft**
 Lot Shape:

DOM

6
Layout
 Beds: **5 (5)**
 Baths: **2.5 (2 1)**
 Style: **2 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lake,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed,Waterfront**
 Park Feat: **Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Combination,In Floor,Forced Air,Natural Gas**
 Sewer: **Dock,Private Yard**
 Ext Feat:

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`9"	Dining Room	Main	17`10" x 18`2"
Family Room	Main	18`3" x 21`3"	Kitchen	Main	11`2" x 22`1"
Living Room	Main	17`4" x 17`4"	Office	Main	8`8" x 13`10"
4pc Bathroom	Upper	9`11" x 8`4"	5pc Ensuite bath	Upper	12`0" x 8`4"
Bedroom	Upper	9`11" x 10`9"	Bedroom	Upper	9`5" x 10`10"
Bedroom	Upper	12`10" x 14`0"	Bedroom	Upper	12`1" x 10`4"
Bonus Room	Upper	12`1" x 10`4"	Bedroom - Primary	Upper	23`3" x 16`11"

Loft	Upper	13`10" x 23`8"	Laundry Legal/Tax/Financial	Upper	9`11" x 7`8"
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Title: Fee Simple	Zoning: RL
Legal Desc:	1014326

Remarks

Pub Rmks: **This extraordinary two-and-a-half-story lakefront home offers just under 4,000 square feet of stunning living space, perfectly situated on the sunny east side of the lake. From the expansive, newly built 600-square-foot mineral board deck—complete with custom privacy screens and gas fittings for your barbecue & fire pit—to the private west-facing balcony off the primary bedroom, every detail has been designed to showcase lakefront living. The backyard is a true oasis, featuring a fire pit, and a private dock, with the property line extending into the lake ~91 feet—perfect for boating, fishing, or relaxing by the water. Nestled on a 0.4-acre lot, the home is ideally located away from highway noise & close to amenities. Inside, recent upgrades enhance both comfort & style. Enjoy the luxurious feel of newer silk-blend carpet in the bedrooms & loft, and appreciate the energy efficiency of triple-pane windows installed in the kids’ rooms, and the master suite in 2023. Three new fiberglass doors add beauty and security, while the second floor benefits from a new AC and furnace, installed in 2022. A new Bosch dishwasher makes the kitchen as functional as it is stylish. The open-concept main floor welcomes you with a spacious entryway leading to a bright open living space. A gorgeous double-sided river rock fireplace anchors the living room, kitchen, & dining area, creating a cozy yet elegant ambiance. The chef’s kitchen boasts a large center island with a gas stove, a spacious walk-in pantry & a convenient desk area tucked in behind the kitchen. A main floor den adds flexibility, whether for work or a cozy retreat. For lake lovers, the wet room/change room off the lake entry makes transitioning from outdoor adventures to indoor comfort a breeze. On the second floor, a large central atrium connects 5 bedrooms, a laundry room, & and a shared bath. The lake-facing primary suite offers a private balcony for unwinding with a glass of wine, while a bonus storage/playroom adds flexibility and fun. ?On the third floor, you’ll find a massive loft with additional storage, perfect for a teenagers retreat or a family gathering space. To complete this incredible property, the oversized attached triple garage (20’9” x 51’7”) provides ample room for vehicles, tools, and your all-season lake toys. Don’t miss your chance to own this amazing lakefront property, combining modern amenities, spacious living, and the best of the lake!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Key**

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













