



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**941 WEST CHESTERMERE Drive, Chestermere t1x1b7**

MLS®#: **A2191145**

Area: **West Creek**

Listing Date: **01/30/25**

List Price: **\$999,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **1993**

Finished Floor Area  
Abv Sqft: **1,413**  
Low Sqft:  
Ttl Sqft: **1,413**

DOM

**2**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **10,437 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Ceiling,High Efficiency**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Slab,Wood**

Kitchen Appl: **Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,High Ceilings,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 17`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 9`11"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 11`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 12`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 9`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**r1**

**9211235**

Remarks

Pub Rmks: **\*\*Modern Bilevel Home on Expansive Lot in Chestermere Lake\*\* Discover this stunning bilevel home situated on a spacious 10,000+ sq.ft lot in Chestermere Lake. Featuring a contemporary design, this property offers a private oasis with a massive yard ideal for outdoor living. Inside, enjoy vaulted ceilings and an open concept layout that connects a modern gourmet kitchen to the spacious living and dining areas, all bathed in natural light. The luxurious master bedroom includes a walk-in closet and a lavish ensuite, while the main floor also hosts a second bedroom, stylish bathroom, and laundry. The fully finished lower level features a large entertainment area, family space, another bedroom, and a bathroom. Outside, the gorgeous backyard is perfect for relaxation, complemented by brand-new concrete and stucco finishes. With ample parking and modern appeal, this home is a must-see! Schedule your private showing today!**

Inclusions: **na**  
Property Listed By: **Real Broker**

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











