



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**765 EAST CHESTERMERE Drive, Chestermere T1X 1A6**

MLS®#: **A2191647**      Area: **East Chestermere**      Listing Date: **02/01/25**      List Price: **\$1,249,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **9,980 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,391**  
 Low Sqft:  
 Ttl Sqft: **2,391**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **9**  
 Garage Sz: **2**

Access:

Lot Feat: **Lake, No Neighbours Behind, Landscaped, Many Trees, Pie Shaped Lot, Sloped Down, Views, Waterfront**  
 Park Feat: **Double Garage Detached, Garage Faces Front, Oversized**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Baseboard, Boiler, Central, In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Lighting, Rain Gutters, Storage**

Construction: **Cement Fiber Board, Stone, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Slab, Wood**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings**  
 Int Feat: **Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`3" x 16`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`8" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 12`2"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>37`5" x 6`6"</b>
<b>Den</b>	<b>Main</b>	<b>10`5" x 7`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`5" x 14`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Foyer</b>	<b>Main</b>	<b>10`11" x 9`0"</b>
<b>Library</b>	<b>Upper</b>	<b>9`0" x 4`8"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	

<b>Bedroom</b>	<b>Upper</b>	<b>13`3" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`5"</b>
			Legal/Tax/Financial		

Title: <b>Fee Simple</b>	Zoning: <b>Residential Lakeshore</b>	
Legal Desc: <b>1013491</b>		Remarks

Pub Rmks: **Discover Estate Lakeside Living with all the best at your doorstep! Water sky anyone? 2300+ square feet of indoor and outdoor living space with a lake in your backyard. Act fast, Move in, Have fun! PREMIER CHESTERMERE LAKE LOCATION on the EAST SIDE - MOUNTAIN VIEWS, EVENING SUNSETS, and RESORT COTTAGE LIFESTYLE LIVING. Enjoy this home's quality finishing and prized wealth in a quiet private yard with a west-facing lake exposure. It is a family-approved location with a backyard to relax and unwind—a private dock for two boats. The owners have lovingly maintained this fully finished two-story split with an extensive list of luxury upgrades and updates. This bright open design features 1620 sf on the main floor with high 18' ceilings, a central family room with a stone-faced fireplace, and all overlooking the kitchen/dining room. Main floor living also includes an open foyer, study area, 37' wide sunroom with a gas fireplace, sizeable primary bedroom suite, kitchen, mud room & laundry area. This fantastic space offers a CHEF's remodeled dream kitchen with tall custom cabinetry and doors, modern granite counters, modern stainless steel appliances, a dramatic central island with an undermount prep sink, and a large corner pantry. The upper primary bedroom retreat features more views, a walk-in closet with organizers & a large modern spa-like owner's suite featuring granite top vanities, and a separate tiled shower with 10-mil glass. The upper level includes another bedroom with a Murphy wall bed, a private door to the upper deck with 240SF more entertaining room, and west views of the lake. Other upgrades include outdoor glass railing, A/C, two detached oversized 27'x11' garages with more storage, and one with a car lift. Bonus: three sheds, 34'x16' gated front patio, enclosed front covered porch, off-street front parking for 4+ cars, another 26'x11' concrete patio plus firepit area on the lakeside with a pathway to your private dock, cement fiber board exterior, stone detail, cedar shake roofing, and mature landscaping. You are living at its best with nature, community, and navigable water at your doorsteps. Take advantage of this sought-after lake community just 10 mins east of the city. Truly quality lifestyle being so close to first-class golf courses, schools, parks, transit, shopping, road and highway infrastructure access all nearby. Quick possession date available. Call your friendly REALTOR(R) today to book a viewing!**

Inclusions: **Kitchen dog kennel, Murphy bed mattress, garage car lift, firepit**

Property Listed By: **Jayman Realty Inc.**

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





**765 EAST CHESTERMERE DRIVE, CHESTERMERE**

BLDG. EQUIPMENT: 14,000.79 Sq. Ft. / 7100.07 sqm  
 MAIN LEVEL (AG) - 1600.79 Sq. Ft. / 7100.07 sqm  
 UPPER LEVEL (AG) - 771.00 Sq. Ft. / 711.03 sqm  
 TOTAL ABOVE GRADE RMS SIZE - 2391.81 Sq. Ft. / 222.20 sqm







