



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**627 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2214756**



**\$1,899,999**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** N/A

Experience lake living redefined in this jaw-dropping, move-in-ready bungalow on East Chestermere Drive! Step inside and feel the energy—everything here has been upgraded for effortless comfort, style, and FUN: Breathtaking Curb Appeal: New roof with leaf filters, fresh stucco, and gorgeous landscaping set the stage. Power Your Lifestyle: 21 solar panels mean efficiency without compromise. Ultimate Outdoor Escape: Maintenance-free dock with boat lift, a stunning boat house, and even your own BOAT with trailer—just launch and go! Full Comfort Zone: Central AC & heating, steam shower, two smart bidet toilets, and a sparkling-new furnace with water softener and filter. Tech-Savvy Convenience: Automatic shut-off water valve and upgraded smart features for modern peace of mind. Designer Touches Throughout: Newly painted windows & doors, stylish European patio door, and contemporary blinds. Entertainer’s Dream Kitchen: Upgraded appliances and sleek countertops in both the kitchen and baths—ready for memorable gatherings. All the Extras: Premium outdoor gear included—electric lawn mower, gas snow blower, irrigation system—for hassle-free living. This isn’t just a home; it’s a lifestyle upgrade. Imagine lake parties at sunset, summer days on the water, and cozy nights by the fire—all in one of Chestermere’s most coveted locations. Book your private showing today—your waterfront dream starts here!