



GRASSROOTS
REALTY GROUP

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

**869 East Chestermere Drive
Chestermere, Alberta**

MLS # A2223771



\$1,950,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,825 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Parking Pad, RV Access		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Neighbours Behind, Private, Rectangular L		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Ceiling Fan(s), Garage Door Opener, Hot Tub		

LUXURY LAKEFRONT LIVING!! Over 4332 Sq.Ft of AIR CONDITIONED living space in this custom built ESTATE located on the shores of Chestermere Lake, where timeless elegance meets relaxed lakeside living. This impressive DREAM HOME offers 6 bedrooms over 3 floors and panoramic water views from the moment you step through the door. The grand main level features 18-foot ceilings and a showstopping two-storey stone fireplace that anchors the sun-drenched great room. The upgraded chef's kitchen is both stylish and functional, outfitted with high-end appliances including a GAS range, rich cabinetry, and expansive GRANITE countertops—perfect for entertaining or crafting gourmet meals. The dining area is light and bright and showcases those stunning lake VIEWS from every angle. Step out onto a massive Upper Deck complete with glass railing and gazebo which is the perfect spot to unwind after a busy day on the water! The main floor primary suite is a feature this amazing home offers that is hard to find!! Enter a luxurious escape, offering stunning lake views, a spacious WALK IN closet and SPA-inspired ENSUITE with custom granite vanity, gorgeous walk-in tile shower and beautiful Soaker tub!! Head Upstairs where you'll find a second primary bedroom that is MASSIVE and provides access to another stunning full bath. A 3rd and 4th bedroom located upstairs is the perfect setup for kids, family or guests. The fully developed walkout basement is designed for both comfort and recreation, featuring polished concrete floors with in-floor heating, a full home gym, 2 more bedrooms, and easy access to your private waterfront. This home offers upgrades that are only found in the FINEST of homes. The seller has invested into installing a Sandy Beach bottom on the lakefront + you

will love the IN-FLOOR heating on all three floors, oversized HEATED double car garage, RV and Boat parking pad, central A/C, built-in speakers, BRAND NEW carpet, NEW paint throughout and let's not forget the LAKE VIEWS from every room in the house!!
WOW!! Whether you're relaxing on the deck, boating from your backyard, or hosting guests with ease, this MODERN HOME built in 2009 delivers an unmatched lifestyle in one of Chestermere's most coveted locations. Nestled on an expansive 106 x 140 ft lot, this rare lakefront gem is one of the few estates with a lot of this size positioned this close to the water, showcasing unobstructed 180-degree panoramic views of the lake. Don't miss your chance to make this rare lakefront luxury your own!!