



GRASSROOTS
REALTY GROUP

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**700 West Chestermere Drive
Chestermere, Alberta**

MLS # A2231040



\$1,448,800

Division:	The Beaches		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,892 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Driveway, Oversized, Triple Garage Detached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity		

Inclusions: N/A

LAKEFRONT LUXURIOUS PROPERTY!! OVER 18,000 SQ FT LOT (60 FT X 301 FT) WITH PRIVATE DOCK!! 4 BEDROOMS & 3 BATHROOMS!! DOUBLE-TIER DECK WITH HOT TUB, FIREPIT, AND OUTDOOR LOUNGE!! 2450+ SQ FT OF LIVING SPACE ON A UNIQUE 4-LEVEL SPLIT DESIGN!! This stunning lakefront home is more than just a property & it's a lifestyle. Perfectly positioned on a sprawling 0.41 ACRE LOT, this residence offers the rare combination of architectural charm and resort-style outdoor living. Step inside to a BRIGHT, SPACIOUS MAIN LEVEL with a cozy living room, fireplace, wet bar and walk-out access to the backyard & perfect for hosting and relaxing. Upstairs, the beautifully finished kitchen flows into an ELEGANT DINING AREA and stylish family room with direct access to the upper deck. The next level features three bedrooms including a PRIMARY RETREAT WITH 5PC ENSUITE, while a full 4pc bathroom serves the additional bedrooms. And just when you think you've seen it all & it keeps getting better. The FINISHED BASEMENT adds even more space with a fourth bedroom, WALK-IN CLOSET, large rec area, and laundry room. And the BACKYARD? IT'S ON A WHOLE DIFFERENT LEVEL. Designed to impress with a DOUBLE-TIER DECK, BUILT-IN LIGHTING, a SPA-STYLE HOT TUB, FIREPIT, oversized CHESSBOARD PATIO, MINI GOLF, and your own PRIVATE DOCK WITH GAZEBO & this space truly turns heads. This isn't just a backyard & it's where summer parties turn legendary, and lazy Sundays feel like you booked a private resort. Walk to the NEARBY SCHOOL, PARKS, OR GOLF COURSE, or simply stay home and live like you're on vacation every day. THIS ISN'T JUST A HOME & THIS IS A MOMENT, A

FEELING, A DESTINATION. COME SEE IT TO BELIEVE IT.