



GRASSROOTS
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**306 Long Beach Landing
Chestermere, Alberta**

MLS # A2239249



\$815,000

Division:	The Beaches		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home		

Inclusions: 4 mounted TV's and Patio table can stay if buyers are interested

Stunning home in Chestermere a true masterpiece of modern living. This exceptional property offers a rare opportunity to live in one of the most desirable neighborhoods, just moments from the serene canal and picturesque lake. Several rooms throughout the home boast direct, unobstructed views of the lake an extraordinary feature that enhances the ambiance of everyday living. With over 2000+square feet of total living space, including a fully finished basement, this home provides ample room for comfortable living and entertaining. Over \$100,000 in renovations were completed in 2024, ensuring this home is both modern and functional. These include: Plush new carpeting throughout, renovated bathrooms with stylish finishes, fresh interior paint for a crisp, updated look, gorgeous granite countertops in the kitchen and bathrooms, new stove and dishwasher (2024), new washer and dryer (Fall 2024), Solar lighting around the fenced yard for a charming, eco-friendly touch, Central vacuum system for convenience and a brand-new roof was installed in 2021, offering peace of mind for years to come. Step outside to find two large decks and a pergola, creating the perfect space for outdoor dining, relaxation, or hosting gatherings. Full privacy is ensured with mature trees lining the backyard, providing a peaceful retreat during the warmer months. The property's meticulously maintained landscaping, and a professionally designed layout, adds charm and elegance from the moment you arrive. Situated just two blocks from the canal and a short stroll to the lake, this home offers unparalleled convenience and luxury in one of the most coveted areas of Chestermere. Do not miss this opportunity , contact the listing agent or your favorite Realtor to book a tour to view this stunning property and make this your new home.

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