



**GRASSROOTS**  
REALTY GROUP

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**857 West Chesteremere Drive**  
**Chestermere, Alberta**

**MLS # A2242970**



**\$925,000**

<b>Division:</b>	Chesterview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,314 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Sloped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)

**Inclusions:** shed, tv mount, murphy bed, white shelving unit in entrance (excluding hutch)

LAKE VIEW, VAULTED CEILING, with 3,470 SQFT+ of living area on a WIDE LOT (71 ft.), three bedrooms, main floor office and laundry, triple attached HEATED garage, this two-storey home in the sought-after community of Chesterview Estates, truly has it all. Walk in (click 3D for virtual walkthrough), you will immediately notice this house's grand entrance with 19 ft+ vaulted ceilings, where you can enjoy a formal living room and dining room with lake views. The vaulted ceilings continue into the open concept kitchen and family room, where you access the three-season sunroom which leads into your large west facing backyard. The spacious master retreat offers a five-piece ensuite with dual sinks and a custom walk-in closet designed by California Closets. The OVERSIZED triple car garage is insulated, drywalled and heated with in-floor heat. Parking will never be an issue here, whether you want to comfortably park 8 vehicles OR an RV, you have the space. RV parking also includes a sani-dump located next to the pad, offering total convenience for post weekend camping trips. Other recent upgrades include washer/dryer (2023), dishwasher (2023) oven (2024), carpet throughout (2022), paint throughout (2022), furnace (2024), hot water tank (2024) and air conditioning (2024).