



GRASSROOTS
REALTY GROUP

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**760 West Chestermere
Chestermere, Alberta**

MLS # A2249530



\$1,449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,474 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.42 Acre		
Lot Feat:	Beach, Lake, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Partially Finished, Suite, Unfinished, Walk-Out to Back	1st Floor:	-
Exterior:	Stucco	Zoning:	RL
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	NONE		

Don't Miss This Remarkable Lakefront Property! Nestled on the serene shores of Chestermere Lake, this stunning home offers the perfect blend of natural beauty and modern elegance. Set on a generous 0.42-acre lot, you'll enjoy panoramic water views, peaceful mornings on the dock, days of boating, and unforgettable sunsets—all just minutes from Calgary. Inside, the home exudes luxury with hardwood floors, sleek ceilings, and custom lighting throughout. The chef-inspired kitchen features premium Sub-Zero appliances, including a wine fridge, and opens to a bright dining room with direct access to the expansive terrace—perfect for entertaining. The cozy family room features a stunning gas wood-burning fireplace, and the spacious primary bedroom offers dual closets and a luxurious en suite with in-floor heating. The lower level adds a large rec room with fireplace, two more bedrooms, a full bath, a den with lake views, a multipurpose room, and a peaceful sunroom leading to a patio and private dock (boat lift negotiable). An oversized 22.5' x 28' garage offers ample space with amp service and gas line. Recent upgrades include new windows, stucco, shingles, furnace, hot water on demand, and a new shed (2023).