



GRASSROOTS
REALTY GROUP

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

817 Crystal Beach Bay
Chestermere, Alberta

MLS # A2256579



\$750,000

Division:	The Beaches		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,157 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Swing Set, Trampoline, Shed, Chicken Coop

OPEN HOUSE SAT OCTOBER 4TH 11AM-1PM Welcome to this stunning detached home nestled in The Beaches, one of Chestermere's most established and sought-after communities. Thoughtfully renovated from top to bottom, this property offers the perfect blend of comfort, space, and modern style—making it an ideal fit for families of all sizes. With over 3,000 square feet of developed living space, this home has room for everyone to spread out and enjoy. The main and upper levels have new hardwood flooring, and fresh paint gives the home a bright, welcoming feel. Upstairs, you'll find beautifully updated bathrooms, including a luxurious five-piece ensuite—a perfect place to unwind at the end of the day. The fully developed basement includes new carpet, a spacious bedroom, a renovated three-piece bathroom, and a versatile gym room that could easily become a fifth bedroom with a framed-in closet already in place in the utility room. Step outside and enjoy the large backyard—ideal for kids, pets, and summer barbecues. Located on a quiet cul-de-sac, this home offers a peaceful setting, while still being just minutes from local schools and Chestermere Lake. Living in The Beaches means you're close to everything this vibrant lakeside city has to offer—from water sports and beach days to parks, playgrounds, and plenty of family-friendly amenities. If you're looking for a move-in ready home with plenty of space in a welcoming community, this one checks all the boxes. Don't miss your opportunity to own a beautifully updated home in the heart of Chestermere—where family living meets lake life.