



**GRASSROOTS**  
REALTY GROUP

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**25 Paradise Bay  
Chestermere, Alberta**

**MLS # A2264684**



**\$1,599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,929 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Double Garage Detached, Driveway, Gate		
<b>Lot Size:</b>	2.11 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 22-24-28-W4

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Properties of this caliber rarely come to market. Once part of Rural Rocky View County, this residence now offers the perfect blend of country tranquility and urban convenience—you can walk for coffee yet return home to your own secluded, tree-lined retreat behind an automatic gated entry. The timeless brick one-and-a-half-storey home showcases over 5,050 square feet of refined living space, complemented by a heated oversized double attached garage and an additional heated detached double garage. The main floor spans nearly 2,200 square feet with rich hardwood flooring, classic wainscoting, and an elegant hardwood staircase. The stunning two-toned chef's kitchen features a butcher-block island, cabinet-paneled refrigerator, gas range with pot filler, and generous windows framing serene treed views. Step outside to the rear deck with a custom gazebo and windscreens—ideal for outdoor dining and relaxation. Every window opens, and each exterior door is equipped with custom Phantom screens, welcoming a natural breeze throughout. The adjacent formal dining room offers the perfect setting for entertaining, while the main-floor laundry with sink adds practicality. The main-floor primary suite is a luxurious retreat, highlighted by vaulted ceilings, direct access to the wraparound teak veranda, and a spa-inspired ensuite with dual sinks, standalone ultra-air tub, steam shower, and heated floors. A second bedroom (or flexible living space) on the main floor boasts vaulted ceilings, abundant natural light, and a cozy gas fireplace. Upstairs, two additional large bedrooms each include walk-in closets and share a charming Jack & Jill five-piece bathroom. The fully developed lower level features a custom wardrobe area, theatre room with projector, fitness space, expansive recreation room, fifth bedroom, secondary

laundry, and direct stair access to the garage. The utility room is meticulously designed with hydronic heating, air conditioning, in-floor heating throughout, additional water storage, and ample steel-shelved storage. Outside, enjoy an invisible pet fence, greenhouse, raised garden boxes, and mature trees that create a sense of total seclusion. Experience rural living within minutes of city amenities—this extraordinary Chestermere acreage offers unmatched privacy, comfort, and elegance.