



GRASSROOTS
REALTY GROUP

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**720 West Chestermere Drive
Chestermere, Alberta**

MLS # A2266874



\$1,050,000

Division: NONE

Lot Size: 0.34 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Prime Lakefront Lot & Rare Development Opportunity on Chestermere Lake! Discover the perfect canvas for your dream home on this exceptional 50 x 298 ft lot (14,870 sq ft - 215 feet of land depth PLUS 83 feet of WID) situated directly on the shores of beautiful Chestermere Lake. This expansive lakefront property offers an incredible opportunity to build a custom residence or vacation retreat just 25 km from downtown Calgary and the airport. Chestermere Lake is a 750-acre, year-round playground where you can enjoy water skiing, sailing, paddle boarding, swimming in the summer, and skating or ice fishing in the winter & all from your backyard. The current owners have already completed the demolition of the previous structure and invested in a brand-new concrete retaining wall, setting the stage for seamless development. Opportunities like this don't come often & secure your slice of lakefront paradise and start building your future today!