



**GRASSROOTS**  
REALTY GROUP

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**700 West Chestermere Drive  
Chestermere, Alberta**

**MLS # A2273982**



**\$1,325,000**

<b>Division:</b>	The Beaches		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Heated Driveway, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity		

**Inclusions:** N/A

LAKEFRONT LUXURIOUS PROPERTY!! OVER 18,000 SQ FT LOT (60 FT X 301 FT) WITH PRIVATE DOCK!! 4 BEDROOMS & 3 BATHROOMS!! DOUBLE-TIER DECK WITH HOT TUB, FIREPIT, AND OUTDOOR LOUNGE!! 2450+ SQ FT OF LIVING SPACE ON A UNIQUE 4-LEVEL SPLIT DESIGN!! This stunning lakefront home is more than just a property & it's a lifestyle. Perfectly positioned on a sprawling 0.41 ACRE LOT, this residence offers the rare combination of architectural charm and resort-style outdoor living. Step inside to a BRIGHT, SPACIOUS MAIN LEVEL with a cozy living room, fireplace, wet bar and walk-out access to the backyard & perfect for hosting and relaxing. Upstairs, the beautifully finished kitchen flows into an ELEGANT DINING AREA and stylish family room with direct access to the upper deck. The next level features three bedrooms including a PRIMARY RETREAT WITH 5PC ENSUITE, while a full 4pc bathroom serves the additional bedrooms. And just when you think you've seen it all & it keeps getting better. The FINISHED BASEMENT adds even more space with a fourth bedroom, WALK-IN CLOSET, large rec area, and laundry room. And the BACKYARD? IT'S ON A WHOLE DIFFERENT LEVEL. Designed to impress with a DOUBLE-TIER DECK, BUILT-IN LIGHTING, a SPA-STYLE HOT TUB, FIREPIT, oversized CHESSBOARD PATIO, MINI GOLF, and your own PRIVATE DOCK WITH GAZEBO & this space truly turns heads. This isn't just a backyard & it's where summer parties turn legendary, and lazy Sundays feel like you booked a private resort. Walk to the NEARBY SCHOOL, PARKS, OR GOLF COURSE, or simply stay home and live like you're on vacation every day. ALL FURNITURE IS INCLUDED & just move in and enjoy!! THIS

Isn't just a home — this is a moment, a feeling, a destination. Come see it to believe it.