



GRASSROOTS
REALTY GROUP

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**492 West Chestermere Drive
Chestermere, Alberta**

MLS # A2274146



\$1,149,900

Division: West Chestermere Drive

Lot Size: 0.40 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-1L

Water: -

Sewer: -

Utilities: -

LAKEFRONT LOT ON CHESTERMERE LAKE!! BUILD YOUR DREAM HOME!! FACING THE GOLF COURSE AND BACKING ONTO CHESTERMERE LAKE — THE BEST OF BOTH WORLDS!! 17,424 SQFT!! DOCK + BOAT LAUNCH INCLUDED!! A rare opportunity to own 60.2 ft of frontage and an impressive 358.89 ft of depth on one of Chestermere's most desirable lake-adjacent streets. This deep, rectangular lot offers endless potential for development — design and build the custom home you've always envisioned, with plenty of room for a luxury residence, oversized garage, and outdoor living spaces. Enjoy direct lake enjoyment with your private dock and boat launch, perfect for boating, paddleboarding, and year-round lake activities. Properties in this location are extremely hard to find — surrounded by stunning estate homes and offering peaceful lake views right from your backyard. Located just minutes from schools, shopping, parks, restaurants, and HWY 1 for an easy commute to Calgary. Whether you're looking to build your forever home or secure a premium investment property, this lot delivers unmatched potential. Your dream lakeside lifestyle starts here.