



GRASSROOTS
REALTY GROUP

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

1044 West Chestermere Dr Culdusac
Chestermere, Alberta

MLS # A2282897



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,523 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad, F		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Environmental Reserve, Gentle Sloping, Lake, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Soaking Tub		

Inclusions: Hot Tub, Pool Table, Boat docks/launch x2, workbench, all sheds and outbuildings.

Dream Location! This beautiful half acre lot is located at the end of this scenic cul-de-sac on West Chestermere Drive. Nestled beside the nature reserve and walking paths that will lead you to Summer water sports and fishing, this is the perfect spot to create your own Lakefront Oasis. Walk-out bungalow on an extra large private lot, with many excellent features. Built in 1976, this home has ample character and all the potential possible. With three bedrooms upstairs and two bedrooms down, here is all the room you need. Enjoy the open concept upper floor plan, big bright windows with natural lighting and an incredible view of the lake from your dinning room table. Four bathrooms, including a deep soaker tub. Two wood burning fireplaces in beautiful brick surround. A large family room and spacious rec room, with pool table included. The 32'x16' vinyl sided Boat House has been renovated and wired for power, ready for your man cave, with above storage. Relax in the fully functional hot tub with a perfect view of the sunset on the lake, or take your boat out from one of the two boat lifts. The spacious private backyard has it's own functional underground sprinkler system. The 30x30 Garage features a workbench and mechanic pit, and front access to the main drive. In the front, a huge concrete parking pad, suitable for boats and RV's alike. Come and see all the budding possibilities this property holds!