



**964 East Chestermere
Chestermere, Alberta**

MLS # A2298539



\$1,340,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,598 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Triple Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: all attached wall shelving

EXPERIENCE ELEVATED LAKESIDE LIVING in this IMPRESSIVE, CONTEMPORARY ESTATE just across from the water in beautiful Chestermere. Perfectly positioned on a sprawling 1/3 ACRE LOT with LAKE VIEWS, this home offers the ultimate blend of luxury, space, and lifestyle—paired with the everyday convenience of LAKE LIFE, close to all schools, and set on a QUIET, LOW-TRAFFIC STREET. A dramatic OPEN-TREAD, SWEEPING SPIRAL STAIRCASE makes a stunning first impression, showcasing intricate DETAIL that will truly leave you in awe. The GRAND TWO-STOREY GREAT ROOM features soaring vaulted ceilings, a catwalk overlook, and EXPANSIVE WINDOWS that fill the home with NATURAL LIGHT. A striking TWO-SIDED, FLOOR-TO-CEILING STONE FIREPLACE creates a warm, sophisticated focal point shared between the great room and a PRIVATE DEN with garden doors leading to the rear deck and beautifully landscaped yard. The FRONT DINING ROOM is perfectly designed for hosting LARGE GATHERINGS, while the Dining space in the Kitchen adds both style and functionality. Rich HARDWOOD FLOORING with CUSTOM TILE INLAYS and UPDATED KITCHEN CABINETRY elevate the space, while the chef-inspired kitchen features TWO WALL OVENS, a GAS COOKTOP, premium appliances, and a SHOWSTOPPING CUSTOM HOOD FAN with incredible detail. The expansive 10' x 7' BUTLER'S PANTRY ensures effortless entertaining. You'll also appreciate the abundance of practical space with a generous LAUNDRY AREA, MUDROOM, and additional storage. Upstairs, ALL 4 BEDROOMS are generously sized—ideal for growing families—and the thoughtfully designed JACK & JILL BATHROOM offers both convenience and function. The PRIMARY

RETREAT is a true escape, featuring a spacious WALK-IN CLOSET and a LUXURIOUS 5-PIECE ENSUITE. View of the lake and West Sun make the room perfect for a Restful Sleep! The Bonus Room is spacious and provides an extra space to unwind! The FULLY DEVELOPED LOWER LEVEL is designed for ENTERTAINING, complete with a PRIVATE MEDIA AREA and BAR, a SPA-INSPIRED BATHROOM with WALK-IN SHOWER, SEPARATE SOAKER TUB, and DUAL VANITIES, along with a FIFTH BEDROOM Separate Gym Area plus STORAGE/MECHANICAL SPACE. Step outside into your own BACKYARD OASIS—meticulously landscaped with THREE PONDS, mature trees, shrubs, and perennials, all maintained by a 5-ZONE UNDERGROUND IRRIGATION SYSTEM. Enjoy outdoor living on the FULL-WIDTH REAR DECK and gather around the GAS FIREPIT in a setting designed for relaxation and connection. Enjoy FRONT LAKE VIEWS and AFTERNOON SUN from your COVERED FRONT DECK—an ideal space to unwind and take in the beauty of the surrounding community. Additional highlights include TWO AIR CONDITIONING UNITS, a FULLY FENCED YARD with DOG RUN, and an OVERSIZED TRIPLE GARAGE designed with space for STORAGE and CAR LIFTS. The MASSIVE PAVED DRIVEWAY extends beyond the home, offering ample parking and dedicated RV SPACE. THIS IS TRUE EXECUTIVE LIVING—WHERE DESIGN, FUNCTION, AND LIFESTYLE COME TOGETHER SEAMLESSLY. JUST MOVE IN AND ENJOY.