



**764 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2301211**



**\$1,275,000**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,967 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RE
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s), Wood Windows		

**Inclusions:** N/A

Welcome to your one of a kind home in Chestermere that brings a touch of Bavaria right to your doorstep. This character filled property showcases incredible craftsmanship, with stunning custom woodwork featured throughout as soon as you walk through the majestic front door. There's a massive stone fireplace that anchors the living space with warmth and charm and you can curl up in front of. An indoor water feature adds a serene, almost spa like ambiance. With the exposed wood beams, stained glass accents, and the detailed woodwork you'll feel that you're living in an European Country. Step outside to your west-facing deck and enjoy unforgettable evenings complete with a wood-fired pizza oven, retractable awning for shade and comfort, and a convenient firewood dumbwaiter that makes hosting effortless. Whether you're gathering with friends or enjoying a quiet sunset, this outdoor space is truly something special. The oversized double garage offers plenty of room for vehicles, storage, and a dedicated workspace, while the garage slab is already roughed-in for electrical and water—providing the opportunity to expand into additional garage space if desired. This home is more than just a place to live—it's a lifestyle—blending European inspired design with thoughtful, functional features in a sought after Chestermere location. Call your favourite Realtor today to book your private viewing.