



940 WEST CHESTERMERE Drive
Chestermere, Alberta

MLS # A2138810



\$1,495,000

Division:	Chesterview Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	3,007 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Lake, Front Yard, Lawn, No Neighb		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Primary Downstairs, Recessed Lighting, Sauna, Skylight(s), Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: 2 A/C Units, Alarm System with Cameras, Garage Door Opener with 3 Remote Controls, Irrigation System (not working, take 'AS IS'), Refrigerator X 2, Sauna, 1 TV on wall, Remote Controlled Venetian Blinds, Warming Tray, Wooden Shutters

****VACATION ALERT (EXCELLENT LIFESTYLE PROPERTY)**** WELCOME to this AIR-CONDITIONED, + IMMACULATE, 4 Level Split LAKESIDE HOME that has over 4013.91 Sq Ft of DEVELOPED Living Space SUBSTANTIALLY RENOVATED in 2009/2010, 5 Bedrooms, 3 Bathrooms (incl/EN-SUITE), a TRIPLE DETACHED HEATED GARAGE, + RV PARKING on a GIGANTIC .42 ACRE LOT NESTLED on the TRANQUIL shores of CHESTERMERE LAKE!!! AMAZING CURB Appeal w/INTERLOCKING BRICK Driveway, TREES, + GARDEN BEDS. Private entrance on the south side where you will EXPERIENCE the GARDEN PATIO as you RETREAT for your morning coffee or Entertaining while GAZING across the LAKE. Entering the UNIQUE ARCHITECTURAL Detailed Foyer you will see the IRON/WOOD Staircases leading to the different levels. The Rich Tones of Wood give character, + sophistication w/Neutral Colour Scheme making this HOME a COMFORTABLE, + INVITING place to live. Going up the stairs is the OPEN CONCEPT Living Space incl/Dining Room for those Romantic Candlelit Dinners. The Living Room has a VAULTED Ceiling w/BEAUTIFUL OPEN BEAMS, adding a Rustic touch. A (NEW) Skylight above, a GORGEOUS STONE Wood Fireplace, + MASSIVE Windows that has BREATHTAKING, UNOBSTRUCTED VIEWS of the Lake. The door leads to the EXPANSIVE Decks seamlessly blending Indoor, + Outdoor Living Spaces. A Charming Breakfast Nook is perfect for enjoying casual meals or catching up w/LOVED ones. It also has extra meal prep space. This CHEF'S Kitchen is the Heart of the Home that has 2 Tone Cabinetry w/Wine Rack, GRANITE Countertops incl/ISLAND, a Breakfast Bar, a Tiled Backsplash, SS Appliances w/Wall Oven, Induction Cooktop, + Warming

Tray, a Corner Pantry, along w/Coffee Station beside it. On the Upper Floor is the LOFT area w/BUILT-IN Shelving that gives an airy feel, a 4 pc Bathroom, a Storage Closet, the 3rd, + 4th Good-Sized Bedrooms, + a 29'x5' BALCONY. The Lower level has a 3 pc Bathroom, Sauna, Mechanical Room, 1st Bedroom, + the Primary Bedroom w/WALK-IN Closet, a 4 pc EN-SUITE Bathroom (IN-FLOOR Heat) incl/JETTED Tub for those RELAXING Baths after a long day, Glass Standing Shower, + a Water Closet. The Full Basement has a HUGE Recreation Room, a moveable Bar Area, the 5th Bedroom, a LARGE Laundry Room w/Storage, + the Utility Room (2 Furnaces). The Maintenance-Free Upper, + Lower Deck (2022) has Storage underneath. The PEACEFUL VIEW of the Lake is a RETREAT from the Hustle, + Bustle of everyday life. This area is made for ENTERTAINING w/FAMILY, + FRIENDS, watching the Sunrise, reading a book, or lounging in the sunshine. A BBQ pit is INVITING as you look up at the starry skies while roasting marshmallows, + exchanging stories. ENJOY Lake activities all year round from boating, waterskiing, swimming, + canoeing all in YOUR Backyard. Only 20 minutes from downtown Calgary, this HOME is an OASIS that promotes a healthy lifestyle of Outdoors, + Fresh air. These Properties don't come up often. You need to put this "ONE" on your MUST SEE LIST. Book your viewing TODAY!!!