



**985 East Chestermere Drive
Chestermere, Alberta**

MLS # A2147226



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	1987 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Beach, Front Yard, Private, Views, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 8,000lb boat lift and cover, built-in vac

****WATERFRONT PRIVATE DOCK****8000 lb BOATLIFT WITH COVER****HIGH CEILING****BRAND NEW DECK EXTENSION****WALK-OUT BASEMENT WITH VIEWS****FULLY RENOVATED BATHROOMS****This exquisitely crafted lakefront home with a fully finished walkout basement effortlessly captures the breathtaking views of Chestermere Lake in a harmonious blend of relaxation and sophistication. Every detail of this outstanding residence, from its striking architectural elements to its panoramic vistas, exudes a sense of drama while maintaining an inviting and cozy atmosphere. Enjoy the tranquility of private lakefront living, complete with an 8,000 lb boatlift with cover, a secluded dock, and a sandy beachfront. The property greets visitors with impressive curb appeal, meticulously landscaped gardens, an expansive driveway, RV parking, and a charming front porch that sets the tone for serene mornings. Abundant natural light, magnificent views, and a modern, open layout come together to create a stunning and functional living space. The living room, featuring grand vaulted ceilings and wood beams, offers a welcoming chalet-inspired feel accentuated by a striking stone fireplace. The chef-inspired kitchen is a culinary marvel, boasting granite countertops, stainless steel appliances, a gas cooktop, a spacious island with a breakfast bar, and ample storage. The adjacent dining room, surrounded by windows that frame the picturesque views, leads seamlessly to an upper deck perfect for outdoor dining and entertaining. The loft on the upper level provides a versatile space for work or relaxation, overlooking the living room below. The lavish master suite serves as a private sanctuary, offering mesmerizing lake views, a spa-like ensuite, and a generously sized walk-in closet. Two additional bright and spacious bedrooms share a

chic 4-piece bathroom on the same level. The finished walkout basement elevates the home's grandeur with a cozy fireplace, built-in features, a recreational room, a bar, an office space with expansive views, a guest bedroom, and a luxurious bathroom equipped with a steam shower. Notable features include granite countertops, maple hardwood and porcelain floors, a recently upgraded roof, remodeled bathrooms with in-floor heating, central air conditioning, and EV car charging ports. Step outside to discover multiple outdoor spaces designed for entertainment and relaxation, ranging from the rooftop patio above the boathouse to the inviting hot tub under the starlit sky. Engage in water activities on the lake, indulge in boating and waterskiing, or simply unwind and revel in the natural beauty that surrounds you. Situated just a short drive from downtown Calgary and in close proximity to amenities, schools, and parks, this exceptional property promises a distinctive and luxurious lakeside retreat.