



**GRASSROOTS**  
REALTY GROUP

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**720 West Chestermere Drive  
Chestermere, Alberta**

**MLS # A2210153**



**\$1,200,000**

**Division:** NONE

**Lot Size:** 0.34 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Lakefront Lot &dash; Rare Development Opportunity on Chestermere Lake! Discover the perfect canvas for your dream home on this exceptional 50 x 298 ft lot (14,870 sq ft) situated directly on the shores of beautiful Chestermere Lake. This expansive lakefront property offers an incredible opportunity to build a custom residence or vacation retreat just 25 km from downtown Calgary and the airport. Chestermere Lake is a 750-acre, year-round playground where you can enjoy water skiing, sailing, paddle boarding, swimming in the summer, and skating or ice fishing in the winter &dash; all from your backyard. The current owners have already completed the demolition of the previous structure and invested in a brand-new concrete retaining wall, setting the stage for seamless development. Opportunities like this don't come often &dash; secure your slice of lakefront paradise and start building your future today!