

# \$1,629,000 - 704 West Chestermere Drive, Chestermere

MLS® #A2212469

**\$1,629,000**

4 Bedroom, 4.00 Bathroom, 3,170 sqft

Residential on 0.41 Acres

NONE, Chestermere, Alberta

LAKEFRONT PROPERTY LOCATED ON A 0.41 ACRE LOT (17,990 SQFT --- 60FT X 302FT) - Custom Built \*MASTERPIECE BOASTING OVER 5100 SQ.FT OF LUXURIOUS LIVING SPACE\* - Loaded with UPGRADES INCLUDING: 1900+ SQFT WALKOUT BASEMENT - 2 MASTERS - UPPER LEVEL CONSISTING OF YOUR PERSONAL PRIMARY RETREAT with IN-FLOOR HEAT IN THE PRIMARY ENSUITE - BUILT IN SPEAKER SYSTEM - HEATED TRIPLE CAR GARAGE - OVERSIZED DRIVEWAY WITH LOTS OF PARKING FOR YOUR VEHICLES & TOYS - HUGE DECK AND PATIO WITH VIEWS OF THE LAKE --- TOTAL OF 5 BEDROOMS & 4 FULL BATHS! This home is one of a kind especially with its unique and functional layout. The main floor that spans close to 2200 sqftÂ offering an office, dining, family room with fireplace and access to your deck, full bath and 2 Bedrooms (ONE OF WHICH IS A MASTER WITH ITS OWN ENSUITE & W.I.C). The kitchen is a culinary delight, boasting ample counter space with granite countertops, stainless steel appliances and a large island with breakfast bar, perfect for breakfast with the family. There is a storage room on the main level currently serving as a pantry. The UPPER LEVEL IS AN ABSOLUTE DELIGHT - featuring your very own PRIVATE RETREAT with a BONUS ROOM and the GRAND MASTER THAT BOASTS A SPA INSPIRED 5 PC ENSUITE AND W.I.C!!! It does not end here, make your



way to THE HUGE WALKOUT BASEMENT (1900+ SQ.FT) where you will find a bedroom, gym/flex room, large rec room with bar area, full bath and laundry! Your patio is accessible directly from the rec room! ROUGH-IN FOR HOT TUB IS PRESENT! This home is one of a kind stemming from its location, lot size, floorplan, features and upgrades!!! HOMES LIKE THIS APPEAR ONCE IN A BLUE MOON - CALL YOUR FAVOURITE REALTOR FOR A SHOWING TODAY!

Built in 1986

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212469    |
| Price          | \$1,629,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,170       |
| Acres          | 0.41        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 704 West Chestermere Drive |
| Subdivision | NONE                       |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1B5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 12                     |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)    |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, Lake                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | R-1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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