



**GRASSROOTS**  
REALTY GROUP

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**627 East Chestermere Drive**  
**Chestermere, Alberta**

**MLS # A2214756**



**\$1,899,999**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** N/A

Experience lake living redefined in this jaw-dropping, move-in-ready bungalow on East Chestermere Drive! Step inside and feel the energy&mdash;everything here has been upgraded for effortless comfort, style, and FUN: Breathtaking Curb Appeal: New roof with leaf filters, fresh stucco, and gorgeous landscaping set the stage. Power Your Lifestyle: 21 solar panels mean efficiency without compromise. Ultimate Outdoor Escape: Maintenance-free dock with boat lift, a stunning boat house, and even your own BOAT with trailer&mdash;just launch and go! Full Comfort Zone: Central AC & heating, steam shower, two smart bidet toilets, and a sparkling-new furnace with water softener and filter. Tech-Savvy Convenience: Automatic shut-off water valve and upgraded smart features for modern peace of mind. Designer Touches Throughout: Newly painted windows & doors, stylish European patio door, and contemporary blinds. Entertainer&rsquo;s Dream Kitchen: Upgraded appliances and sleek countertops in both the kitchen and baths&mdash;ready for memorable gatherings. All the Extras: Premium outdoor gear included&mdash;electric lawn mower, gas snow blower, irrigation system&mdash;for hassle-free living. This isn&rsquo;t just a home; it&rsquo;s a lifestyle upgrade. Imagine lake parties at sunset, summer days on the water, and cozy nights by the fire&mdash;all in one of Chestermere&rsquo;s most coveted locations. Book your private showing today&mdash;your waterfront dream starts here!