



GRASSROOTS
REALTY GROUP

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989 East Lakeview Road
Chestermere, Alberta

MLS # A2243988



\$1,749,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,528 sq.ft.	Age:	2012 (13 yrs old)
Beds:	9	Baths:	7 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Refrigerator x2, Dishwasher x2, Built-In Oven, Microwave, Gas Range, Range Hood, Washer, Dryer, Bar Fridge		

HUGE 76' x 184' LOT!! ENJOY STUNNING VIEWS OF THE MOUNTAINS, CHESTERMERE LAKE, CITY & CALGARY DOWNTOWN!! QUAD ATTACHED GARAGE!! WALKOUT BASEMENT WITH 2 SECTIONS!! MORTGAGE-HELPER ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! OVER 6700+ SQFT OF LIVING SPACE!! 9 BEDROOMS & 7.5 BATHS!! HOME THEATRE & BAR!! 3 MASTER BEDROOMS!! SPICE KITCHEN!! Welcome to a truly exceptional estate that blends luxury, space, and functionality in every corner. Sitting just minutes from Chestermere Lake, this architectural gem offers everything a growing family could dream of—and more! Step inside to soaring ceilings, a grand foyer, and a thoughtful main floor layout. The living room with a cozy fireplace flows effortlessly into the formal dining area, while a bright breakfast nook and spacious family room are warmed by a double-sided fireplace—perfect for morning coffee or evening gatherings. The gourmet kitchen features a massive island, stainless steel appliances, spice kitchen, walk-in pantry, and rich custom cabinetry with built-in features throughout. The main floor also includes a full bedroom with walk-in closet and attached full bath. A convenient 2-pc bath and main floor laundry complete this level. Step out onto the huge back deck—a fantastic space for summer entertaining. Upstairs is an absolute showstopper: FOUR spacious bedrooms, including THREE MASTER BEDROOMS! The PRIMARY BEDROOM feels like a luxury retreat—complete with its own fireplace, large walk-in closet, 6PC ENSUITE BATH, and a PRIVATE BALCONY overlooking the backyard. The other two master bedrooms each have their own 4PC ENSUITE BATHS and walk-in closets. The fourth bedroom has access to a 3PC BATH that connects to the hallway,

and the loft-style bonus room adds an open, airy charm with a beautiful open-to-below view. The walkout basement is split into two incredible sections. One side is designed for upstairs enjoyment: a home theatre, full bar, huge rec room, 2 bedrooms, and a 4PC BATH. Large windows and patio doors bring in tons of natural light, making this level feel just as welcoming as the main floors. The other side is an ILLEGAL SUITE with a separate entrance, 2 bedrooms, kitchen, living room, and a 4-pc bath. All this is complemented by a quad attached garage, ample driveway parking, and a location close to schools, golf, shopping, and the lake. AN UNMATCHED OPPORTUNITY TO OWN A HOME THAT TRULY HAS IT ALL—SPACE, STYLE, AND LUXURY IN ONE!