



**765 Qualicum Beach Bay  
Chestermere, Alberta**

**MLS # A2302194**



**\$679,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | The Beaches  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,328 sq.ft.   | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, No Back Lane, No |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), Jetted Tub, Pantry |                   |    |

**Inclusions:** Air conditioner unit is rented, the new owner can take over the rental agreement, has the option of buying it outright or the current owner can cancel the rental agreement.

Welcome to this spacious family home tucked away in a quiet cul-de-sac with no through traffic, located in the thriving lake community of Chestermere. Offering plenty of room for a growing family, this home is ideally situated just minutes from schools, shopping, parks, and beautiful Chestermere Lake. Inside, you'll find a bright open-concept floor plan with generously sized rooms designed for comfortable everyday living. The large primary bedroom is a true retreat, featuring an impressive ensuite complete with a relaxing jetted tub, walk-in closet, and full 4-piece bathroom. This home offers incredible potential for buyers looking to add their own style and personal touches. A fantastic opportunity to create the home you've always envisioned while enjoying all the amenities of this family-oriented community. Pet-friendly and full of possibilities — don't miss your chance to make this home your own! Back yard has a good sized deck, shed and lawn area, front of the house has a deck as well. Roof covering (shingles), siding and downspouts repaired in 2017.