



**GRASSROOTS**  
REALTY GROUP

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**291 EAST CHESTERMERE Drive**  
**Chestermere, Alberta**

**MLS # A2305396**



**\$1,299,900**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Front Yard, Lake, Landscaped, Lawn, Meadow, Rectangul		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Hot Tub, Gem Stone Lighting, Two Jet Ski lifts (as is), water softener (as is), TV Bracket in Living Room, Electric Fireplace, Outdoor Kitchen, Shed

Welcome to 291 East Chestermere Drive, an exceptional lakefront residence offering a rare opportunity to own directly on Chestermere Lake complete with it's own private dock! Set on an impressive lakefront lot, this home is designed to take full advantage of its setting, with sweeping west and south views of the Lake along with stunning sunsets! Multiple outdoor living areas, including an upper balcony, a covered walk-out patio, and lake facing yard space, create an incredible indoor-outdoor lifestyle. The main living areas are bright and inviting, with large windows framing the lake and bringing in natural light throughout the property! The upper-level primary retreat is a standout, offering generous bedroom space, a private lake-view balcony, large windows, and an electric fireplace. The spa-inspired ensuite has been beautifully updated with dual sinks, a long vanity with excellent storage, stylish mirrors, modern lighting, IN-FLOOR HEAT, a freestanding soaker tub beneath a lake-facing window, and an impressive glass shower with tile surround, pebble-style base, glass shelving and rainfall-style shower head plus a spacious walk-in closet with built-in organizers!. Additional bedrooms offer flexibility for family, guests, or office use, while the bathrooms throughout the home feature updated vanities, tile details, upgraded fixtures, and clean contemporary finishes. The convenient main floor laundry room includes cabinetry, counter space, and tile flooring! The fully developed WALK OUT lower level boasts two additional bedrooms, a full bath, storage and is designed for entertaining, featuring infloor heat, a large recreation area, lake-facing windows, a fireplace with stone surround, and space for lounging, games, fitness, or media. The wet bar is a major highlight, complete with rich cabinetry, expansive counter space, seating, wine storage, glass-front display cabinets,

beverage fridge, sink, tile backsplash, and a raised bar with direct walk-out access to the lake! Outside, this property truly shines. The covered lower patio offers a sheltered lounge area with stamped concrete, recessed lighting, along with an outdoor kitchen/BBQ setup. A spiral staircase connects to the upper deck, while the glass-railed balconies provide elevated lake views. The landscaped backyard includes lawn space, mature trees, a shed and hot tub. With its private dock, underground sprinkler system, multiple lake-view decks and balconies, walk-out lower level, renovated ensuite, entertaining-focused basement, and remarkable lakefront setting, this is a rare opportunity to own a true Chestermere lakefront property. [Click on the link to view the Virtual Tour!](#)