



**GRASSROOTS**

REALTY GROUP

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**476 WEST CHESTERMERE Drive**  
**Chestermere, Alberta**

**MLS # A2307135**



**\$2,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,657 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	6 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Lake, Rectangular Lot, Views, Waterfront		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Metal, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** n/a

Discover an unparalleled opportunity to embrace resort-style living on the shores of the stunning 750-acre CHESTERMERE LAKE, 10 minutes from Calgary. Imagine a lifestyle where you and your loved ones can FISH, SWIM, and BOAT throughout the summer, while winter brings a magical transformation with ICE SKATING, ICE FISHING & SKIING &mdash;all at your doorstep. This exquisite home, designed with a unique floor plan, offers approximately 5,657 sq ft of luxurious living space, featuring 7 bedrooms and 6 bathrooms, including a private 2-bedroom, 2-bath LEGAL CARRIAGE SUITE&mdash;ideal for MULTI GENERATIONAL LIVING or HOSTING GUESTS. ALMOST EVERY ROOM PROVIDES BREATH TAKING LAKE & GOLF COURSE VIEWS Upon entering the main floor, you are welcomed by a sunken living area that boasts ample space for entertaining and sliding doors that lead directly to the lake, showcasing stunning lakefront and golf course views. Adjacent to the foyer is a versatile games room, complemented by a half-bath and laundry area with private lake access. Additional feature includes an ensuite bedroom which can also serve as a home office. On the second floor, a cozy family room features a wood-burning fireplace and exposed wooden beams, creating a warm ambiance perfect for gatherings. The gourmet kitchen is outfitted with a full DACOR appliance package, including a 72" built-in fridge/freezer, convection microwave/wall oven combo, 36" gas range, panelled dishwasher, and a coffee bar with a beverage fridge. The third floor offers a versatile bonus room that caters to all family needs, whether for relaxation or play. The luxurious PRIMARY SUITE is a serene escape featuring a PRIVATE DECK WITH UNOBSTRUCTED VIEWS, A COZY FIREPLACE, AND AN OPULENT ENSUITE BATH COMPLETE WITH HEATED FLOORS, A

LARGE SHOWER, AN ELECTRIC TOWEL WARMER AND A FREE-STANDING TUB OVERLOOKING THE LAKE. The property boasts a large driveway that offers ample PARKING FOR MORE THAN 10 CARS, providing plenty of space for guests or the option to ADD ADDITIONAL GARAGES (subject to municipal approval). This impressive DRIVEWAY FEATURES AMBIENT LIGHTING, enhancing its aesthetic appeal and functionality AT NIGHT. This home comes with 10 YEAR NEW HOME WARRANTY, providing the peace of mind you desire and deserve. You will appreciate ADDITIONAL FEATURES such as state-of-the-art CCTV cameras, AMBIENT LIGHTING THROUGHOUT, and FULLY LANDSCAPED GROUNDS. MAINTENANCE FREE DOCK & TOPLESS HANDRAILS enhance the outdoor experience, while THE ROUGH -INS for a VACUUM SYSTEM & EXTERIOR SPEAKERS add convenience. Additional amenities include AIR CONDITIONING, A BARBEQUE GAS LINE, EPOXY FLOORING IN THE OVERSIZED 3 CAR GARAGE, along with TWO MUD ROOMS. AN ELEVATOR ENABLES EFFORTLESS MOVEMENT BETWEEN LEVELS. Conveniently located near the NEW EAST HILLS MALL — featuring WALMART, COSTCO, and various amenities — you're just 15-20 minutes from downtown Calgary, with schools and essential services nearby. Don't miss out on this extraordinary opportunity!