



GRASSROOTS
REALTY GROUP

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**756 East Chestermere Drive
Chestermere, Alberta**

MLS # A2309105

\$897,500



Division:	East Chestermere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,845 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, RV Access/Pa		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RE
Foundation:	Wood	Utilities:	-
Features:	French Door, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage Shed, Hot Tub, TV mount

Nestled on an expansive 0.35 acre lot in the sought-after community of Chestermere, this beautifully maintained fully finished bungalow offers over 3,600 sq ft of developed living space with room for the whole family and then some! Featuring 5 bedrooms, 3 full bathrooms, and an incredible layout with multiple living spaces including a bright living room, formal dining area, and a cozy, sunken family room with gas fireplace, this home blends comfort and functionality perfectly. The kitchen has plenty of cabinets & tons of counter space, with island and additional seating! The spacious finished basement adds even more versatility with 2 additional bedrooms, a full bathroom, and a massive recreation area ideal for entertaining, movie nights, or a home gym setup. Outside, the huge yard is a rare find, with a beautiful back deck made for entertaining. Enjoy summer evenings in the hot tub or hosting BBQs with the natural gas hookup. The double attached garage is perfect for all your tools, and an oversized driveway with space for up to 6 vehicles with room for RV parking. This home is loaded with thoughtful upgrades including matching KitchenAid appliances (2020), Lux triple pane windows (2025), newer 50-year shingles, R50 attic insulation, newer hot water tank (2023), water softener (2023), radon mitigation system, keyless entry, and brand new automatic blinds in the kitchen and dining room (2026), along with electric Hunter Douglas blinds in the living room and upper bedrooms. Located walking distance to East Lake School, the yacht club, and a playground right next door, this property also includes access to the lake water co-op for affordable seasonal grass watering. A rare opportunity to own a spacious bungalow on a massive lot in an unbeatable location! Book your showing today before it's too late!