



**712 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2309919**



**\$1,485,000**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,190 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	none		

Luxury. Lifestyle. Location. You can have it all. This incredible custom built 2 story home on an over half acre lot is located on one of Chestermere's premiere streets just across from the lake. With over 4,000 sq ft on 2 levels it is perfect for your large or extended family. This home has been almost completely renovated to better than new condition with stunning modern and stylish finishes. The spacious front entryway has a dramatic 2 story vaulted ceiling and is situated right next to the designated home office with French doors for privacy. A spacious living room and formal dining area are at the front of the home. The entire main floor is finished in a neutral colour palette with beautiful luxury vinyl plank flooring and striking black iron modern farmhouse style lighting. The family room manages to feel both cozy and elegant thanks to vaulted ceilings, built in book cases surrounding the gas fireplace and huge windows providing an abundance of natural light. This room is open to the jaw dropping chef's kitchen. No detail was overlooked when designing this space. Popular two tone grey and white ceiling height cabinetry with decorative glass details, quartz counters, a farmhouse sink, double size fridge & freezer and an incredible commercial grade Thor gas stove with 6 burners, griddle & double ovens - there is even a warming lamp on the hood fan. This amazing home is simply meant for family and friends to gather and celebrate. A 2 pc bath and laundry/mudroom round out this level. Upstairs you'll find a bright and sunny open loft style bonus room at the heart of this level. Fanning out from that are a total of 5 bedrooms. The primary bedroom has its own gas fireplace, 4 pc ensuite and walk in closet. And there are 2 nice sized bedrooms located right next to that - perfect for younger kids. Down the hall are 2 more bedrooms that are both

oversized including a 2nd primary that at over 500 sq ft could function as a separate living space for older kids or extended family members. It has its own 3 pc ensuite and both of these larger bedrooms have walk in closets. A 4pc main bath completes this level. 2 furnaces and 2 air conditioning units mean that everyone in the home will be comfortable year round. The unspoiled basement is ready to develop to expand your living space even further. The over 1400 sq ft heated 5 car garage boasts 4 separate overhead doors is a car enthusiast's dream. This idyllic half acre lot is well treed with a large grassy area for kids and pets to play, a cement pad with gazebo and plenty of parking including space for your RV. Homes like this don't come on the market very often so don't miss your chance to make it your own!