



**1065 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2312475**



**\$1,794,000**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,481 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island		

**Inclusions:** Contact Seller Directly

Click brochure link for more details\*\* This one of a kind property on Lake Chestermere has one neighbour to the left side and Camp Chestermere to the right with a wide open view of the Lake. It is located at the very end of a cul de sac with only neighbourhood traffic. The house sits on .31 acres with direct access to the Lake. A dock with a boat lift makes for easy fun on the Lake. The main floor has a wide open kitchen with a nice dinner nook. The living room is cozy and has a gas/wood fire place to keep you nice and warm in the winter. An office facing the entrance keeps business away from living. The Master Bedroom on the main floor was just redone in 2025 with a nice walk in closet. The ensuite includes a walk in shower and a 2 sink bathroom. On the upstairs awaits you 3 bedrooms, of which 2 are oversized and a full bath room with bathtub, walk-in shower and 2 sinks. The basement is unfinished, but has everything ready to be developed and the framing is up for you to make it your own. Outside awaits you a brand new wrap around veranda with a built in Hot Tub looking at the Lake. The almost 1000 sqft Deck over the water invites to a relaxing day by the Lake. This house has so many options for you to make it your own and the property location is definitely unique.