



**760 West Chestermere Drive
Chestermere, Alberta**

MLS # A2314157



\$1,398,800

Division:	West Chestermere Drive		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Lake, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RL
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: Refrigerator, Dishwasher x2, Electric Stove, Range Hood x2

LAKEFRONT LUXURY ON 0.42 ACRES!! TWO BASEMENT SECTIONS - WALKOUT 1-BED ILLEGAL SUITE + UPSTAIRS USE!! BACKING DIRECTLY ONTO CHESTERMERE LAKE!! OVERSIZED DOUBLE DETACHED GARAGE!! WALKOUT BUNGALOW!! 5 BEDROOMS & 3.5 BATHROOMS!! PRIVATE DOCK!! TWO NEW SHEDS!! This stunning lakefront bungalow offers an incredible combination of luxury, space, and breathtaking waterfront living. Situated on a massive 0.42 acre lot with a backyard that truly feels like your own private escape into nature, this home is designed to impress from the moment you arrive. Step inside to a HUGE living area filled with natural light and incredible lake views. The main floor kitchen is a true showpiece featuring high-end finishings, built-in features, massive cabinetry, a large island overlooking the beautiful backyard and lake, plus premium Sub-Zero appliances including a wine fridge, fridge, and freezer. The spacious dining area is surrounded by windows capturing the serene waterfront setting and offers direct access to the LARGE DECK – the perfect space for BBQs, entertaining, or simply enjoying sunset evenings over the lake. The main floor features 2 BEDROOMS INCLUDING A BEAUTIFUL PRIMARY RETREAT with a 4PC ENSUITE and HIS & HER CLOSETS. The second bedroom offers its own cozy fireplace feature, creating a warm and inviting atmosphere. A 2PC bath completes the main level. The WALKOUT BASEMENT IS AN ENTIRE EXPERIENCE OF ITS OWN featuring a massive rec room with fireplace, additional kitchen space, 1 bedroom, 3PC bath, and an incredible walkout sunroom with huge entertaining space. The second basement section offers 2 more bedrooms, a 4PC bath, laundry area, and utility room. Outside, the property continues to impress with a PRIVATE DOCK ON THE

LAKE, oversized detached garage with amp service and gas line, two newly built sheds, mature surroundings, and one of the most peaceful backyard settings you will find in Chestermere. From the unique staircase design to the luxurious finishings throughout, every detail of this home has been thoughtfully designed to create an unforgettable lakefront lifestyle. EVERY SEASON HITS DIFFERENT WHEN THE LAKE IS YOUR BACKYARD!!