



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

272 West Chestermere Drive
Chestermere, Alberta

MLS # A2314728



\$1,198,800

Division:	West Chestermere Drive		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,119 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, No Neighbours Behind, Rectangular Lot, Water		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, See Remarks, Separate Entrance		

Inclusions: N/A

LAKEFRONT PROPERTY!! BACKING ONTO CHESTERMERE LAKE!! HUGE 15,821 SQ FT LOT!! RECENTLY RENOVATED!!
OVERSIZED TRIPLE DETACHED HEATED GARAGE!! PRIVATE DOCK!! LAKE VIEWS FROM MULTIPLE LEVELS!! Welcome to this incredible lakefront home offering the perfect blend of luxury, space, and year-round waterfront living. Situated on a MASSIVE lot backing directly onto Chestermere Lake, this beautifully renovated property delivers breathtaking views, peaceful surroundings, and an unbeatable backyard experience. Step inside to a stunning renovated kitchen featuring BUILT-IN FEATURES, huge cabinetry, stainless steel appliances, a spacious island, and a bright dining area perfectly positioned to capture the beauty of the lake. The main living space flows seamlessly to the back deck where you can enjoy your morning coffee or sunset evenings overlooking the water in every season. Upstairs offers 3 spacious bedrooms and 2 full bathrooms, including a PRIMARY BEDROOM RETREAT with its own 3PC ENSUITE and beautiful lake views to wake up to every day. The additional bedrooms are generously sized and share a well-appointed 4PC bath. The lower level features a HUGE LIVING AREA with patio access directly to the backyard, creating the perfect setup for entertaining, relaxing, or hosting family gatherings. A convenient 2PC bath completes this level. The basement includes an additional bedroom, laundry area, and extra storage space. The OVERSIZED TRIPLE DETACHED GARAGE is HEATED & INSULATED — ideal for vehicles, toys, workshop space, or year-round convenience. The backyard is truly the SHOWSTOPPER — a massive waterfront oasis with direct lake access, private dock, expansive green space, and endless room to enjoy boating, bonfires, entertaining, or simply relaxing by the

water. Rare opportunities like this do not come often. ENJOY LAKEFRONT LIVING, SUNSET VIEWS & FOUR-SEASON FUN RIGHT FROM YOUR OWN BACKYARD!!