



**GRASSROOTS**  
REALTY GROUP

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**492 West Chestermere Drive  
Chestermere, Alberta**

**MLS # A2318702**



**\$1,149,900**

**Division:** West Chestermere Drive

**Lot Size:** 0.40 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1L

**Water:** -

**Sewer:** -

**Utilities:** -

**LAKEFRONT LOT ON CHESTERMERE LAKE!! BUILD YOUR DREAM HOME!! FACING THE GOLF COURSE AND BACKING ONTO CHESTERMERE LAKE &mdash; THE BEST OF BOTH WORLDS!! 17,424 SQFT!! DOCK + BOAT LAUNCH INCLUDED!!** A rare opportunity to own 50 ft of frontage and an impressive 359.41 ft of depth on one of Chestermere's most desirable lake-adjacent streets. This deep, rectangular lot offers endless potential for development &mdash; design and build the custom home you've always envisioned, with plenty of room for a luxury residence, oversized garage, and outdoor living spaces. Enjoy direct lake enjoyment with your private dock and boat launch, perfect for boating, paddleboarding, and year-round lake activities. Properties in this location are extremely hard to find &mdash; surrounded by stunning estate homes and offering peaceful lake views right from your backyard. Located just minutes from schools, shopping, parks, restaurants, and HWY 1 for an easy commute to Calgary. Whether you're looking to build your forever home or secure a premium investment property, this lot delivers unmatched potential. Your dream lakeside lifestyle starts here.