



**GRASSROOTS**  
REALTY GROUP

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**601 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2325933**



**\$2,095,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | East Chestermere  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow with Loft  |               |                   |
| <b>Size:</b>     | 2,225 sq.ft.  | <b>Age:</b>   | 1987 (39 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.40 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lake, No Neighbours Behind, Rectangular Lot, Seasonal Water, T |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cedar, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wet Bar |                   |    |

**Inclusions:** 2 storage sheds

Welcome to one of Chestermere Lake's most exceptional custom waterfront residences, where timeless architecture meets modern luxury. Perfectly positioned on the quieter side of the lake, this spectacular walkout home sits on a 60 x 227 ft WATERFRONT LOT with an additional 108 FEET OF DEEDED LAKE OWNERSHIP, offering unmatched privacy, breathtaking views, and over 4,000 sq. ft. of beautifully renovated living space. Completely transformed in 2021, this home underwent an extensive top-to-bottom renovation, seamlessly blending its iconic architectural design with today's modern finishes and mechanical systems. Every major investment has already been made, allowing you to simply move in and enjoy the lake lifestyle. From the moment you step inside, the home's architecture is unforgettable. A sweeping curved staircase welcomes you into the grand foyer, while a spectacular two-storey wall of windows rises from the walkout level to the skylights above, flooding the home with natural light and showcasing panoramic lake views. Anchoring the living space is an incredible floor-to-ceiling stone fireplace that perfectly complements the soaring cedar ceilings and custom craftsmanship throughout. Designed for both entertaining and everyday living, the chef-inspired kitchen overlooks the lake and flows effortlessly into the dining area and expansive great room. Step onto the upper deck to enjoy morning coffee, sunset dinners, and ever-changing waterfront views. The main floor features a private office, laundry room, spacious secondary bedroom with its own ensuite, and a luxurious primary retreat complete with a private lakefront balcony, walk-in closet, and spa-inspired ensuite. The fully developed walkout level offers two additional bedrooms connected by a Jack & Jill bath, a large family room, recreation room, flex room, kitchenette,

another full bathroom, and direct access to the beautifully landscaped backyard and lakefront. Outside, the expansive waterfront property offers endless opportunities for entertaining and recreation. Your private 21' x 24' dock provides easy access to boating, paddleboarding, swimming, and everything lake living has to offer. Opportunities to own 108 feet of lake ownership are exceptionally rare. Car enthusiasts and hobbyists will appreciate the oversized, fully finished garage featuring a large storage loft and 14-foot ceilings suitable for a car lift. Dedicated RV parking adds even more flexibility. Extensively renovated in 2021, upgrades include a new roof, triple-pane windows, exterior doors, skylights, cedar siding, two high-efficiency furnaces, central air conditioning, underground sprinklers, and countless additional improvements. This is more than a home&mdash;it's one of Chestermere Lake's true legacy properties. An extraordinary opportunity to own a custom waterfront estate where exceptional design, premium craftsmanship, and an unparalleled lakefront lifestyle come together.