



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**172 Mclvor Terrace
Chestermere, Alberta**

MLS # A2328288



\$685,000

Division:	Mclvor		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Garage Controls, Ceiling Fans		

Welcome to the sought-after lake lifestyle of Chestermere! Nestled on a quiet cul-de-sac in the prestigious community of Mclvor, this beautifully appointed Douglas Homes-built two-storey offers exceptional value just one block from Chestermere Lake and steps from a playground, parks, pathways, and the Chestermere Golf & Country Club. Designed with both elegance and functionality in mind, this home features 9-foot ceilings, impressive 8-foot doorways, dark maple hardwood flooring, wrought iron railings, granite countertops throughout, and stainless steel appliances. The spacious great room is centred around a cozy gas fireplace, while the dedicated main floor office provides the perfect work-from-home space. The thoughtfully designed mudroom includes a built-in coffee bar and a walk-in closet, creating a practical and stylish transition from the oversized drywalled double attached garage. The bright dining area opens onto a custom south-facing composite deck complete with a gas BBQ hookup, overlooking the large backyard—an ideal setting for entertaining, relaxing, or family gatherings. Upstairs, the spacious primary retreat features a luxurious ensuite with dual sinks, a large tiled shower, soaker tub, and walk-in closet. Two additional generously sized bedrooms, an upper-floor laundry room, and an expansive bonus room provide plenty of space for growing families. The unfinished basement is filled with natural light from large windows and includes rough-ins for future development, allowing you to customize the space to suit your needs. Additional features include a high-efficiency furnace, water softener, water conditioner, built-in HEPA filtration unit, commercial hot water tank, stucco exterior, and an oversized garage with room for vehicles, storage, and a workshop. Mclvor is one of Chestermere's most desirable family communities,

offering a peaceful setting with convenient access to schools, parks, walking paths, golf, and year-round lake recreation, while remaining just 10 minutes to Stoney Trail and approximately 25 minutes to downtown Calgary. This is an exceptional opportunity to enjoy the best of Chestermere living in a quality-built home by one of Alberta's most respected builders.