



GRASSROOTS
REALTY GROUP

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**418 Long Beach Landing
Chestermere, Alberta**

MLS # A2332146



\$810,000

Division:	The Beaches		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,078 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

The listing agent and his wife have called this house their home for the past 22 years. The kids have moved on, though, and now so must we two. But we will miss it dearly. We'll miss sitting on the edge of the bed and watching the sailboats on the lake ... walking down a few stairs (quietly, to avoid waking the kids) and looking into the bonus room where many a movie night took place ... walking down to the main floor and seeing a newly renovated open floor where friends and family often gathered over the years, like when the kids and their friends would descend noisily, like locusts, devour everything in sight and then leave just as quickly or when sometimes 30 or so friends and neighbours gathered at Christmas ... walking out to the back deck and looking over the massive yard where the trees we planted 20 years ago now provide privacy (except for the one gap where a neighbour's tree was just removed - time to plant a new one) ... walking down the steps to the private patio where we'd sit in the cool of the evening, sometimes around a fire ... sitting by the pond as our grandkids or some of the neighbourhood kids feed the goldfish ... walking through the yard in the fall to pick apples and raspberries ... go back in through the back door to what was once the domain of the younger but now serves as an office ... up and out to the front deck, also very private, but open to the north so we could watch a baseball game or the middle school kids at recess, or talk to the neighbours using the walkway ... and finally, out to the cul-de-sac where we once gathered around the snow pile with our neighbours during Covid and sang Christmas carols or more recently gathered with the larger neighbourhood for a summer block party. This is a home which, having given us so many memories, we are confident will give you so many new ones to call your own.

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