



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1001 East Chestermere Drive
Chestermere, Alberta**

MLS # A2334436



\$1,600,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,792 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Trip		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Garden, Lake, Landscaped, Lawn, Treed, Waterfront		

Heating: Boiler, In Floor, Forced Air, Hot Water, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: Rubber

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: RL

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bidet, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Car Lift in Garage, Furniture & some Gym Equipment is Negotiable

****OPEN HOUSE SUNDAY Sept 27 from 2pm -4pm** CHESTERMERE LAKEFRONT HOME | WEST FACING WATERFRONT | PRIVATE DOCK | CUSTOM EXECUTIVE BUNGALOW | FOUR BEDROOMS | WALKOUT BASEMENT | HEATED TRIPLE ATTACHED GARAGE | CAR LIFT | A rare opportunity to own a custom executive bungalow on the coveted east side of Chestermere Lake. Set along an expanded west facing shoreline, this exceptional waterfront home offers a private dock, stunning sunset views and direct access to motorized boating and year round lake recreation. A dolphin inspired pond and custom dolphin motif window create a striking first impression and reflect the unique character found throughout the home. Inside, a spacious foyer opens to a main floor office with custom built ins, while a dramatic spiral staircase serves as an architectural focal point. The formal dining room features a coffered ceiling and glass block accents, creating an elegant space for entertaining. Site finished hardwood flows into the sunken living room with fireplace and expansive windows framing panoramic lake views. The kitchen is designed for both daily living and entertaining, featuring a gas cooktop, statement hood fan, professional grade appliances, breakfast bar and generous dining nook. Step out to the expansive upper deck to enjoy sweeping west facing sunsets over the water. The main floor primary suite is a private retreat with lake views, its own fireplace and a spa inspired ensuite with dual sinks, corner soaker tub, steam shower and bidet. A large walk in closet with built in drawers and convenient main floor laundry complete this sanctuary. The fully developed walkout basement is designed for entertaining, offering three additional bedrooms, hardwood flooring, a billiards area and a fireside lounge overlooking the lake. A wet bar includes a**

commercial keg refrigerator and tap, while a cold room and wine cellar provide exceptional storage. Custom millwork, built ins and commercial grade fixtures highlight the craftsmanship throughout. The walkout level opens to a large concrete patio, landscaped grounds with irrigation, firepit and private sitting area. A substantial retaining wall enhances usable lakefront space, while the private dock provides direct access to swimming, boating, fishing, skating and year round recreation. Premium mechanical features include hydronic in floor heating across multiple zones, central air conditioning and triple pane windows. The heated triple attached garage features radiant in floor heat, extensive built ins and a car lift, ideal for vehicle storage, maintenance or enthusiasts requiring extra functionality. This exceptional Chestermere Lake waterfront home combines refined design, quality construction and an unmatched lakefront lifestyle just minutes from Calgary.