



GRASSROOTS
REALTY GROUP

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**435 East Chestermere Drive
Chestermere, Alberta**

MLS # A2347767



\$2,250,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,099 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Beach, Lake, Landscaped, Underground Sprinklers, Views, Waterfront		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Stone

Zoning: RL

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Wet Bar

Inclusions: Trim Lights, Pool table and cue rack, Garage cabinets and racks, TV Mounts (2), Hot Tub Flo dock, table and chairs, water pump, 2nd Bar Fridge,

This beautiful lakefront property is waiting for its next owner! Thoughtfully designed to embrace its stunning lakeside setting, this exceptional home offers a bright, open-concept layout, soaring ceilings, quality finishes, and meticulous attention to detail throughout. Expansive picture windows capture breathtaking water and sunset views, while a striking two-storey stone-faced fireplace with custom mantel creates a warm focal point. The spacious dining area is ideal for entertaining. At the heart of the home is the gourmet kitchen, featuring generous quartz countertops with under-counter storage, farmhouse sink, side-by-side refrigerator and freezer, range hood, range, and built-in ovens. A dedicated butler pantry, beverage bar, and large walk-in pantry with custom barn door provide excellent organization, with additional space for a kitchen table or casual dining. Dual-opening patio doors lead to the expansive covered deck, complete with Napoleon gas BBQ, built-in cabinetry, countertop space, overhead heaters, and electric shades for year-round enjoyment of the spectacular lake views. Upstairs offers three spacious bedrooms plus a private office that could easily become a fourth bedroom. The luxurious primary suite features two large walk-in closets and a spa-inspired ensuite with freestanding shower and deep soaker tub. A private upper balcony offers beautiful evening sunsets, while a large walk-in linen closet provides additional storage. The upper bonus room overlooks the main level and features expansive windows with panoramic water views, creating a bright, versatile space. The walk-out basement is designed for lakefront living and entertaining, featuring durable, slip-resistant custom concrete flooring, a spacious family room with a second fireplace and cozy shiplap finish, custom pool table, wet bar, flex room with Murphy bed, and custom-built

sliding barn doors. A fourth bedroom and full bathroom with steam shower provide comfortable accommodations. Patio doors open to the aggregate patio, with a concrete and stone pathway leading to the firepit area. Outside, the shoreline was rebuilt in 2022 with concrete blocks and heat-resistant decking. Approximately 50 feet of waterfront were excavated, lined, and finished with sand, creating an inviting setting for swimming and enjoying the water. The Flo docking system, complete with Flo table and chairs, provides the perfect spot at the water's edge. Additional features include water on demand, water softener, air conditioning, underground sprinklers drawing water from the lake, Trimlight permanent LED lighting, radiant in-floor heating throughout the garage, basement, and tiled wet areas, durable Hardie board siding, and a large aggregate driveway and EV car hookup. With exceptional indoor and outdoor living spaces, thoughtful upgrades, stunning water views, and direct lake access, this remarkable property offers an amazing lifestyle in a home designed for relaxing, entertaining, and creating lasting memories.