



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**772 East Lakeview Road
Chestermere, Alberta**

MLS # A2350664



\$1,370,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,624 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Garden, Landscaped, No Neighbors		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Wet Bar

Inclusions: n/a

Luxury, space, and an unbeatable lifestyle await in this extraordinary custom-built estate, perfectly situated just one block from Chestermere Lake and schools. Offering over 5,200 sq. ft. of impeccably designed living space, this meticulously maintained home showcases soaring 10-foot ceilings, 8-foot doors, rich hardwood flooring, and timeless, high-end finishes throughout. Designed for both elegant entertaining and everyday comfort, the open-concept main floor features a formal dining area and a spectacular chef's kitchen complete with custom cabinetry, quartz countertops, and premium appliances. Upstairs, the luxurious primary retreat offers a spa-inspired 5-piece ensuite and oversized walk-in closet, complemented by a spacious bonus room, a junior suite with private ensuite, an additional bedroom, and another full bath. The expansive lower level delivers endless possibilities with space for a home theatre, fitness studio, games room, family lounge, two more bedrooms, a den, and a full bath. Practical luxury continues with dual furnaces, dual central air units, dual 40-gallon hot water tanks, an oversized tandem 4-car garage, and parking for up to 10 vehicles, including an RV or boat. Set on a beautifully level 9,000+ sq. ft. lot with a generous deck and backyard, this exceptional property offers the perfect balance of luxury, functionality, and outdoor living. Located in one of Chestermere's most desirable communities with easy access to Calgary, this is a rare opportunity to own a truly remarkable home.