



**GRASSROOTS**  
REALTY GROUP

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**336 West Chestermere Drive**  
**Chestermere, Alberta**

**MLS # A2178592**



**\$2,398,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,052 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Few Trees, Lake, Landscaped, See Remarks, Underground		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	none		

Discover the perfect blend of luxury and lakeside living at 336 West Chestermere Drive. This lakeside gem offers the ultimate retreat with stunning lake views and an array of premium upgrades throughout. Perfectly designed one of a kind home for those who love to entertain or simply savor serene lake living on one of the largest lots on the lake. This home will WOW you from the moment you walk in offering 4200 sqft of luxurious finishing. The main floor plan offers an open concept with 10'0 ceilings that gives you an unobstructed view of the 750 acre lake. Gourmet kitchen equipped with state-of-the-art appliances, custom cabinetry, 10'0 Island and a massive pantry not to forget the pot filling faucet. The mud room comes with built in cabinetry and coat racks leading you to a 4 Car garage with epoxy flooring (23x42) with a mezzanine for additional storage. There is also room to park 4 vehicles in the driveway. Enjoy the views of the golf course while working from the main floor den. Upstairs you will find a total of 4 bedrooms, 2 of which are primary suites with 2 more in the basement. The Grand Primary suite has in floor heating, a free standing tub, steam shower and a heated towel holder. Custom walk in closets for every bedroom. There is a collection of 4.5 elegantly appointed bathrooms in this home. You will definitely want to take advantage of the upper and lower East Facing wrap around decks with gas hookups for heaters and barbecues. Enjoy listening to music from both the interior and exterior speakers. Laundry is conveniently located upstairs along with a bonus room with access to upper balcony. Downstairs you will find another recreation room with wet bar, 2 more bedrooms and 9 foot ceilings. Enjoy the natural light from all the windows on all 3 levels. and the high end blinds throughout. The walkout basement takes you to the fully landscaped yard with an

irrigation system with mature trees and a new hot tub. There is a brand new dock and boat lift with a storage shed with electricity to store your summer toys. This truly is one of the best walkout lots on the lake that is turn-key move in ready and enjoy lake living. There is both a sea doo lift and a boat lift with remote to accommodate larger boats and keep them covered from the elements. This home is still covered under New Home Warranty. Call your Favourite realtor to view this amazing lakefront property as this one will not last! Price Reduced!