



GRASSROOTS
REALTY GROUP

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110 LAKE ERE Estates
Chestermere, Alberta

MLS # A2198599



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,234 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, RV Access/f		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Front Yard, Many Trees, Paved, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, Separate Entrance		

Inclusions: Gazebo, Firepit, Outside Fountain, Greenhouse, Storage Tents along west side of the property. attached bose speakers in family room

Motivated Seller!! Seller says sell! All reasonable offers considered! Located in the City of Chestermere City Limits! 2 +/- acres! If you are looking for a home that offers tons of parking, INCLUDING A DOUBLE CAR GARAGE AND A SHOP look no further! You can park all of your vehicles including your RV! The SHOP measures 27'1" x 30'11"! Step inside the large foyer, to the right is a large office area with a large picture window that opens allowing for fresh air! To the left is a large living room with a renovated gas fireplace complete with a beautiful custom built mantle! The family room has hardwood and easy care slate tile flooring, a wood burning stove and a 'dry bar', making it an ideal place to entertain family and friends! The new picture window overlooks the beautifully landscaped south facing backyard! The kitchen boasts newer appliances with ample cupboard and counterspace! There is also a two piece bath and convenient main floor laundry! The upper level features three bedrooms and two baths. The primary bedroom is quite spacious and is complete with a renovated a three piece ensuite featuring a jetted tub, rainfall shower, travertine tiles, natural stone sink, heat lamp, make up vanity and the closet has pull out drawers! After a busy day, from the primary bedroom, step thru the sliding patio doors and relax onto your private deck where you can relax and enjoy the tranquil south view! The basement is partially finished with its own 'private entrance'! It features an open concept illegal suite with a bedroom, seating area and a small kitchen with fridge. There is a newly renovated three piece bath with a beautiful custom built rainfall shower! For added convenience, there are two furnaces and plenty of storage throughout! Additional features include: roof shingles replaced in 2015, newly upgraded insulation in all attics, newer windows on the main and upper floors,

newer plumbing, City of Chestermere Water, meticulously maintained septic tank including a very large field! The yard is fully landscaped with a green house and a stone patio that leads to a spacious gazebo! There is a fire pit area and covered firewood storage. The wooden decks provide additional seating for family and friends! The west fence line has 45 spruce trees that get professionally fertilized annually for speedy growth, allowing full privacy! The front yard is landscaped with a fully paved driveway with tons of parking! The large shop has 220 power, a 12" door and 14' ceiling.