



GRASSROOTS
REALTY GROUP

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448 West Chestermere Drive
Chestermere, Alberta

MLS # A2208215



\$1,249,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Heated Garage		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Lake, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Hot Tub

Its LAKE SEASON -- Experience the best of lakeside living in this one-of-a-kind home on the west side of Chestermere Lake, perfectly positioned with the golf course in the front & breathtaking lake views in the back. Situated on a 50ft wide x 140ft deep lot PLUS an additional 140 ft of WID lakefront, this property offers expansive outdoor space to enjoy year-round. Thoughtfully designed, this home blends modern elegance with rustic warmth, creating a unique retreat for both relaxation & entertaining. The wide-open main floor welcomes you with an expansive kitchen, a chef's dream featuring a massive island, a dedicated Baker's Nook, quartz countertops, high-end European appliances, 2 convection wall ovens, & a hidden microwave. A walk-in pantry with a stylish barn door adds both function & charm. The spacious dining area flows effortlessly into the inviting living space, where a corner wood-burning stove sets the scene for cozy winter evenings. A two-piece powder room completes this level. Upstairs, the primary suite is a true sanctuary with a private balcony overlooking the lake, his-and-hers closets, & a three-piece ensuite. The second bedroom includes additional laundry hookups & connects to an enclosed Flex space, perfect for a playroom, relaxation area or just storage! The third bedroom offers versatility, serving as a bedroom, home office, or passageway to the fourth bedroom/bonus room, which also has access to the enclosed Flex space. A shared three-piece bath with a tub & ample storage serves the additional bedrooms. The unfinished walk-up basement offers convenient access with a three-piece bath, perfect for rinsing off after lake activities. A grandfathered-in boathouse, complete with a removable floor and ramp, accommodates a small boat if needed. Two high-efficiency furnaces ensure year-round comfort, while the

oversized heated double garage (with 220V) provides ample space for vehicles and storage. The backyard is an outdoor oasis, perfect for gathering with family & friends. Spend summers boating, swimming & relaxing by the water, then transition into winter fun with skating & motorbiking on the frozen lake. Enjoy the hot tub all year long! This home is an entertainer's dream, seamlessly blending modern convenience with rustic charm, all while offering unparalleled lakefront living. Don't miss your opportunity to own this rare Chestermere gem.