

# \$1,300,000 - 1044 West Chestermere Drive, Chestermere

MLS® #A2264095

**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 1,523 sqft

Residential on 0.50 Acres

NONE, Chestermere, Alberta

Take a stroll down West Chestermere Drive, this location is not to be missed! Nestled at the very end of this scenic cul-de-sac, next to a reserve, on an extra large private lot, is this wonderful walk-out bungalow. Built in 1976, this home has ample character and all the potential possible. With three bedrooms upstairs and two bedrooms down, here is all the room you need. Enjoy the open concept upper floor plan, big bright windows with natural lighting and an incredible view of the lake from your dinning room table. Four bathrooms, including a deep soaker tub. Two wood burning fireplaces in beautiful brick features. A large family room and spacious rec room, with a huge pool table included. Outside on your private deck is a working hot tub. The 32'x16' vinyl sided Boat House and dock and boat lift are only a few of the many perks this property has to offer! Underground sprinkler system, heated 30x30 garage with front access, huge concrete parking pad, a vinyl maintenance free retaining wall, an additional basement kitchen. Everything you could possibly need, right here in one place, on the lake.

Built in 1976

## Essential Information

MLS® # A2264095

Price \$1,300,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,523       |
| Acres          | 0.50        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1044 West Chestermere Drive |
| Subdivision | NONE                        |
| City        | Chestermere                 |
| County      | Chestermere                 |
| Province    | Alberta                     |
| Postal Code | T1X 1B7                     |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 4                                                                         |
| Parking        | Concrete Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad |
| Waterfront     | Lake, Lake Privileges                                                     |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Pantry, See Remarks, Soaking Tub, Storage |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer    |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 2                                                            |
| Fireplaces        | Wood Burning                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Dock, Misting System, Private Yard, Storage                  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Lake, Private, See |

|              |                                        |
|--------------|----------------------------------------|
|              | Remarks, Underground Sprinklers, Views |
| Roof         | Asphalt Shingle                        |
| Construction | Stone, Vinyl Siding, Wood Frame        |
| Foundation   | Poured Concrete                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 15                 |
| Zoning         | RL                 |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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