

# \$1,449,000 - 760 West Chestermere, Chestermere

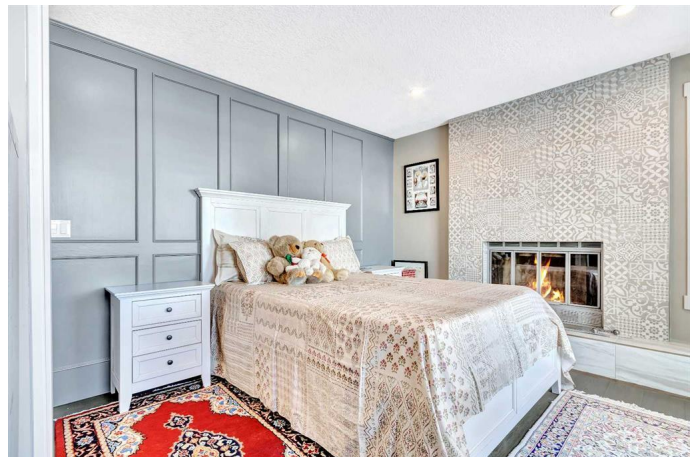
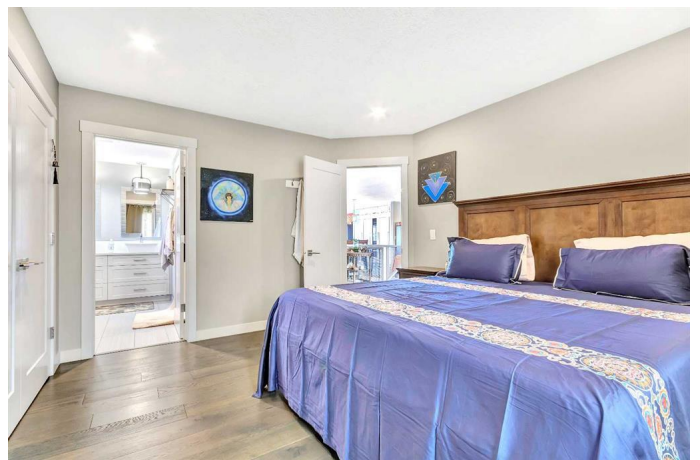
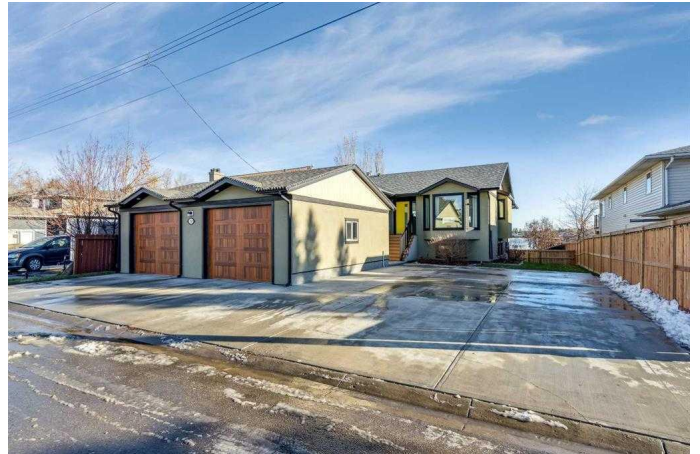
MLS® #A2194467

**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 1,474 sqft  
Residential on 0.42 Acres

NONE, Chestermere, Alberta

Nestled along the tranquil shores of a Chestermere Lake, this beautiful home combines natural beauty with modern elegance. Set on a lush, broad 0.42 Acre lot, the home has breathtaking, panoramic water views that spread into the horizon, giving a peaceful backdrop to daily life. Ideal for spending tranquil mornings on the dock, boating throughout the day, watching magnanimous sun sets over the water, this lakeside home just minutes away from the city of Calgary is your personal sanctuary. As you enter this stunning residence, you will experience the pinnacle of modern luxury. Beautiful hardwood floors flow easily throughout the top level, accented by sleek knockdown ceilings and an abundance of pot lights, creating a bright, inviting ambiance. A one-of-a-kind staircase adds refinement to the room, highlighting the open floor plan wonderfully. The chef-inspired kitchen is a stunning showpiece, with top-of-the-line integrated Sub-Zero equipment such a wine fridge, refrigerator, and freezer, making it an entertainer's dream. The dining room has spectacular panoramic views and direct access through garden doors to a huge top terrace, which is ideal for barbecues (with a gas hookup) and hosting family and friend gatherings. A lovely bay window in the living room lets in plenty of natural light. A small family room to the appeal, with a magnificent gas wood-burning fireplace artfully framed by floor-to-ceiling tiling, creating an inviting and



pleasant ambiance. The primary bedroom offers two spacious closets and a luxurious en suite with dual sinks, a large walk-in shower, a linen cupboard, and in-floor heating. The lower level features a rec room with a second fireplace and built-in seating with storage, plus two additional bedrooms and a full bath. A bright den with lake views and a versatile multipurpose room add extra space. The sunroom provides a peaceful retreat, complemented by a patio and a dock for water toys (boat lift negotiable). The oversized double garage (22.5x28) includes amp service and a gas line. Recent updates include new windows, stucco, shingles, furnace, hot water on demand, and a new shed built in 2023. With everything in place, all that's left is to move in and start making unforgettable memories with your loved ones in this spectacular home! Don't miss out on this incredible opportunity!

Built in 1986

Essential Information

MLS® #	A2194467
Price	\$1,449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,474
Acres	0.42
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	760 West Chestermere
---------	----------------------

Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1B5

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Open Floorplan, Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Freezer, Garage Control(s), Gas Stove, Microwave
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Suite, Crawl Space, Partially Finished, Unfinished, Walk-Out

### Exterior

Exterior Features	Fire Pit, Boat Slip, Dock
Lot Description	Landscaped, Rectangular Lot, Beach, Lake
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

### Additional Information

Date Listed	February 13th, 2025
Days on Market	157
Zoning	RL
HOA Fees Freq.	OTIM

### Listing Details

Listing Office

Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.