

# \$1,950,000 - 869 East Chestermere Drive, Chestermere

MLS® #A2223771

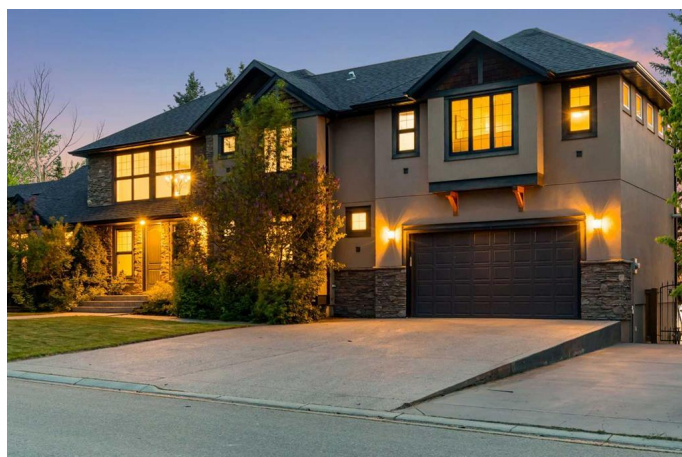
**\$1,950,000**

6 Bedroom, 4.00 Bathroom, 2,825 sqft

Residential on 0.28 Acres

East Chestermere, Chestermere, Alberta

LUXURY LAKEFRONT LIVING!! Over 4332 Sq.Ft of AIR CONDITIONED living space in this custom built ESTATE located on the shores of Chestermere Lake, where timeless elegance meets relaxed lakeside living. This impressive DREAM HOME offers 6 bedrooms over 3 floors and panoramic water views from the moment you step through the door. The grand main level features 18-foot ceilings and a showstopping two-storey stone fireplace that anchors the sun-drenched great room. The upgraded chef's kitchen is both stylish and functional, outfitted with high-end appliances including a GAS range, rich cabinetry, and expansive GRANITE countertops perfect for entertaining or crafting gourmet meals. The dining area is light and bright and showcases those stunning lake VIEWS from every angle. Step out onto a massive Upper Deck complete with glass railing and gazebo which is the perfect spot to unwind after a busy day on the water! The main floor primary suite is a feature this amazing home offers that is hard to find!! Enter a luxurious escape, offering stunning lake views, a spacious WALK IN closet and SPA-inspired ENSUITE with custom granite vanity, gorgeous walk-in tile shower and beautiful Soaker tub!! Head Upstairs where you'll find a second primary bedroom that is MASSIVE and provides access to another stunning full bath. A 3rd and 4th bedroom located upstairs is the perfect setup for kids, family or guests. The fully developed



walkout basement is designed for both comfort and recreation, featuring polished concrete floors with in-floor heating, a full home gym, 2 more bedrooms, and easy access to your private waterfront. This home offers upgrades that are only found in the FINEST of homes. The seller has invested into installing a Sandy Beach bottom on the lakefront + you will love the IN-FLOOR heating on all three floors, oversized HEATED double car garage, RV and Boat parking pad, central A/C, built-in speakers, BRAND NEW carpet, NEW paint throughout and let's not forget the LAKE VIEWS from every room in the house!! WOW!! Whether you're relaxing on the deck, boating from your backyard, or hosting guests with ease, this MODERN HOME built in 2009 delivers an unmatched lifestyle in one of Chestermere's most coveted locations. Nestled on an expansive 106 x 140 ft lot, this rare lakefront gem is one of the few estates with a lot of this size positioned this close to the water, showcasing unobstructed 180-degree panoramic views of the lake. Don't miss your chance to make this rare lakefront luxury your own!!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223771    |
| Price          | \$1,950,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,825       |
| Acres          | 0.28        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 869 East Chestermere Drive |
| Subdivision | East Chestermere           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1A7                    |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Heated Garage, Oversized, RV Access/Parking, Parking Pad |
| # of Garages   | 2  |
| Is Waterfront  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Chandelier |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Freezer, Gas Stove                        |
| Heating           | Natural Gas, In Floor   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard, Dock   |
| Lot Description   | Back Yard, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Views, Waterfront |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 6              |
| Zoning         | R1             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.