

# \$1,235,000 - 631 East Chestermere Drive, Chestermere

MLS® #A2195909

**\$1,235,000**

3 Bedroom, 2.00 Bathroom, 1,883 sqft  
Residential on 0.49 Acres

NONE, Chestermere, Alberta

Sought after lake front location just minutes from Calgary, offering stunning sunsets (west backyard), quiet (no highway), and one of few HIGH lots/elevation that could offer an easy natural walkout (new build). With these advantages, it's easy to create the lake lifestyle most people only dream about. How few get to live where "weekend get-aways" can be waterfront vacation every day. Where the kids can frolic in sandy kid-friendly depths? Spend days wake boarding? Sailboating? Kayak? Water skiing? Or paddleboarding? Where evenings are spent around the firepit, roasting smores, as the sun sets into the lake? Even the winters are great, with ice skating, hockey, and fishing. The house itself is amazing for entertaining, with 2 massive large recreation/entertainment rooms on the main level, with the kitchen between them. The inner "sanctum" right now hosts a pool table (negotiable), heritage-class cast iron stove, and soaring ceilings. The second entertainment area is built to soak in the views of the lake. Relax in the main level master retreat as you appreciate the lake view; the master also has a large walk-in closet. The top level is an open loft configuration, with both views into the "inner" recreation room and through the large patio doors, towards the lake, with it's private balcony. The lower level has 2 bedrooms and, yes, a 3rd recreation area, which makes sense. Lakefront living is all about recreation and enjoying life. Making your life easy is simple things like sprinklers,



fed from lake itself (all the water, NO outdoor restrictions). Indoor water is improved with healthy reverse osmosis for drinking. The oversized (550 sq ft) heated garage is perfect for the car aficionado's. We all dream about living "the life", don't waste another minute, call for your private viewing and start living water front today.

Built in 1975

### **Essential Information**

MLS® #	A2195909
Price	\$1,235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,883
Acres	0.49
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	631 East Chestermere Drive
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1A5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Waterfront

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Boat Slip, Dock
Lot Description	Lake, Landscaped, Lawn, Rectangular Lot, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	22
Zoning	R-1L

## Listing Details

Listing Office	MaxWell Experts Plus Realty
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