# \$945,000 - 1088 East Chestermere Drive, Chestermere

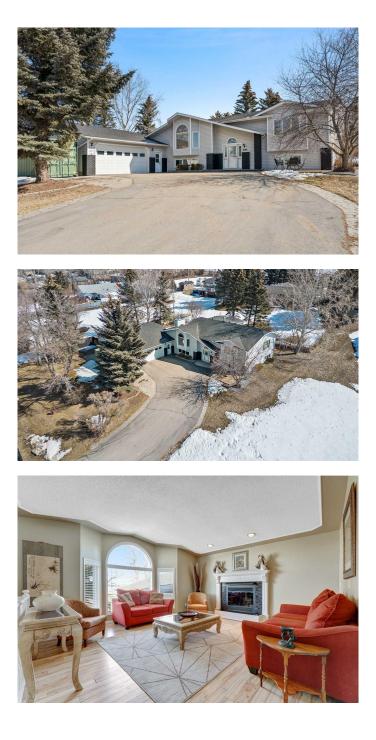
MLS® #A2193768

#### \$945,000

4 Bedroom, 4.00 Bathroom, 1,821 sqft Residential on 0.24 Acres

East Chestermere, Chestermere, Alberta

Looking for spacious living both inside and out, or perhaps a potential 2-family home? This stunning bi-level property on East Chestermere Drive offers 4 bedrooms, 4 bathrooms, and over 3,171 sq ft of beautifully developed living space on a .25-acre lot. Just a 2-minute walk to a pathway leading to Chestermere Lake, it offers the perfect blend of privacy and close proximity lake access. The mature, tree-lined yard creates a peaceful and serene setting, ideal for outdoor relaxation and activities. The main floor features a bright, spacious living area with vaulted ceilings, a cozy wood-burning fireplace, and ample space for your furnishings. A large bay window invites breathtaking sunset views. The chef's kitchen boasts newer (2021) appliances, granite countertops, an island with a sink and garburator, an eating bar, and a walk-in pantry. A formal dining area completes the heart of the home, making it perfect for entertaining. Step outside to a covered deck with a newly installed stone wall, privacy blinds, and a hot tub on the lower deck, complete with gas lines for a BBQ and fire tableâ€"ideal for gatherings. The master suite is generously sized, offering abundant natural light and a spa-like ensuite with a separate tub and shower. A second bedroom offers views of Chestermere Lake and has easy access to a 4-piece bathroom. The lower level is perfect for families, with 2 large bedrooms, a 5-piece bathroom, and a spacious family room featuring a wood stove and a beautiful brick



accent wall. A fully equipped spice kitchen makes it an ideal space for culinary enthusiasts. The lower level also features a private entrance, making it perfect for an illegal suite with rental income potential. It includes a 2-piece bathroom, backyard access, and direct entry to the garage. The oversized, heated quad garage (35' x 27') provides ample space for vehicles, tools, or a workshop and comes with a hoist and air compressor that stay with the property. The curved driveway accommodates plenty of parking, with additional RV and boat parking on a separate concrete pad. A front patio is perfect for enjoying the evening sun or relaxing in the shade of the large tree. The fully fenced vard is ideal for pets, and there's abundant storage, including a shed and space beneath the deck. This property offers more than just a homeâ€"it's a lifestyle. Whether you're relaxing in your private yard, entertaining on the decks, or utilizing the spacious garage and suite potential(subject to approvals and permitting by the municipality), this home provides endless possibilities. Don't miss the chance to own a property that seamlessly combines space, luxury, and convenience.

Built in 1988

#### **Essential Information**

MLS® #	A2193768
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.24
Year Built	1988
Туре	Residential

Sub-Type Style Status	Detached Bi-Level Active		
Community Information			
Address Subdivision City County Province Postal Code	1088 East Chestermere Drive East Chestermere Chestermere Alberta T1X 1A9		
Amenities			
Parking Spaces Parking	8 Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Detached, Boat, Garage Faces Side, Paved, See Remarks, RV Access/Parking, Workshop in Garage		
# of Garages	8		
Interior			
Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases		
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, See Remarks, Window Coverings, Water Softener		
Heating Cooling Fireplace	Fireplace(s), Forced Air, Natural Gas, Wood Stove Central Air Yes		
# of Fireplaces	2		
Fireplaces	Family Room, Free Standing, Gas, Living Room, Wood Burning, Brick Facing, Decorative, Glass Doors, Raised Hearth, Wood Burning Stove		
Has Basement	Yes		
Basement	Finished, Full, Walk-Out		
Exterior			
Exterior Features Lot Description	Garden, Private Entrance, Storage Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Treed, Gentle Sloping, Secluded		

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, See Remarks
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 1st, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office RE/MAX First

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