

# \$1,395,000 - 1009 East Chestermere Drive, Chestermere

MLS® #A2186930

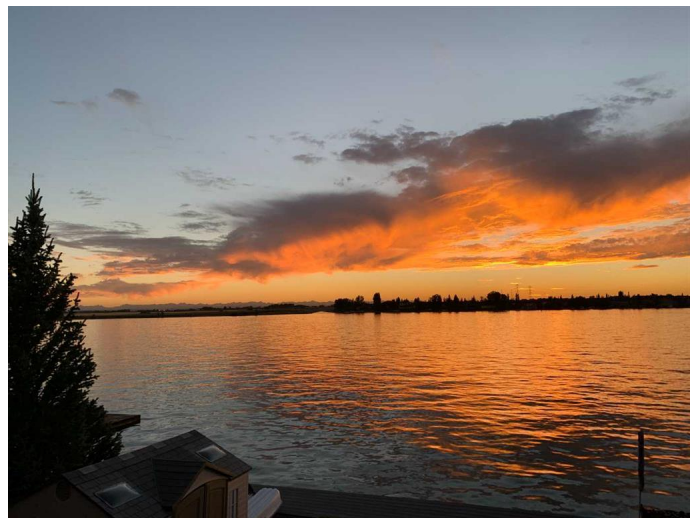
**\$1,395,000**

3 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.26 Acres

East Chestermere, Chestermere, Alberta

Lake living doesn't get much better than this! Nestled on the south end of Chestermere Lake, this exceptional property offers direct lakefront access with your own boat lift and dock. Situated on a large lot in one of the most sought-after locations, the home boasts stunning mountain views and a west-facing backyard, perfect for enjoying breathtaking sunsets year-round. The expansive outdoor space is ideal for all seasons, offering endless possibilities for relaxation, entertaining, and recreation. This unique property is positioned at the deepest part of the lake, ensuring easier water access with shorter docks. The lake curves southward here, providing an open, spacious feel that enhances both views and privacy. The property line extends into the lake, maintaining a pristine, weed-free shoreline with a sand-bottom lakebed and brand new retaining wall ensuring clear, perfect water conditions for boating and swimming. The backyard is a true outdoor paradise, with ample space for gardening, games, or simply soaking in the tranquility of the lake. Full sun throughout the day makes it ideal for outdoor dining, lounging, and entertaining. From the new composite boardwalk along the water to the expansive deck and veranda, every aspect of the outdoor spaces is designed for low-maintenance enjoyment. A stamped concrete patio and aggregate walkways seamlessly connect for easy entertaining, while a reinforced retaining wall installed in 2021 ensures both beauty and



stability along the shoreline. Whether hosting a BBQ (with a gas line) or relaxing with a book, you'll enjoy stunning lake views from every angle. The beautifully landscaped property features mature trees and a natural sandbox for children, while the lake-drawn irrigation system keeps the yard lush with minimal effort. Inside, the home offers 2966 sq. ft. of developed living space, including a finished walk-out basement and a double heated garage. The home has been thoughtfully upgraded, featuring two A/C units and two furnaces for year-round comfort. The hot water tank and furnace were recently replaced, and in 2008, the home underwent extensive renovations, including a full exterior refresh, new shingles, and an upgraded main floor with an addition above the garage. The spacious open layout is perfect for both everyday living and entertaining, with a cozy gas fireplace and a large office for those working from home. The finished walk-out basement offers a second kitchen and a separate side entrance, making it ideal for an illegal suite or additional living space. Energy-efficient features include solar panels, an EV charger, and the lake water irrigation system. Walking distance to East Lake School, parks, coffee shops, and dining, this vibrant community offers year-round events and activities. This property offers the best of lakeside living and an active community—don't miss your chance to own this Chestermere Lakefront gem!

Built in 1995

### **Essential Information**

MLS® #	A2186930
Price	\$1,395,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,846
Acres	0.26
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1009 East Chestermere Drive
Subdivision	East Chestermere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1A9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Walk-In Closet(s), Double Vanity, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Entrance, Private Yard, Boat Slip, Dock, Storage
Lot Description	Back Yard, Lake, Underground Sprinklers
Roof	Asphalt

Construction	Concrete, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 12th, 2025
Days on Market	59
Zoning	RL

### **Listing Details**

Listing Office	eXp Realty
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