

# \$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, Parking Pad, RV Access/Parking
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Natural Gas
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	26
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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