

# \$1,149,900 - 110 Lake Ere Estates, Chestermere

MLS® #A2198599

**\$1,149,900**

3 Bedroom, 4.00 Bathroom, 2,234 sqft

Residential on 2.00 Acres

NONE, Chestermere, Alberta

Welcome to this incredible 2+/- acre property located within the Chestermere city limits, complete with city water, no well maintenance needed! If ample parking is a must, this home offers a DOUBLE car garage, a massive SHOP (27'1" x 30'11"), and space for all your vehicles, including room to park your RV! The large foyer welcomes you in, leading to a bright home office, perfect for remote work! The spacious living room features a renovated gas fireplace with a stunning custom built mantle. For entertaining, the family room boasts hardwood and slate tile flooring, a cozy wood burning stove, and a bar area, an ideal setup for hosting family and friends. A picture window showcases the beautifully landscaped south-facing backyard. The well appointed kitchen features newer appliances, ample cupboard space, and generous counter space. Conveniently located on the main floor are a two-piece bath and laundry room for added ease. Upstairs, you will find three bedrooms and two baths, including the expansive primary suite with a beautifully renovated three-piece ensuite. Indulge in the jetted tub complete with a rainfall shower! Additional features included travertine tiles, natural stone sink, heat lamp, and makeup vanity. For additional storage, the closet features pull-out drawers. Step through sliding patio doors onto your private deck and soak in the peaceful south-facing views. The partially finished basement includes a private entrance, an open-concept illegal suite with a bedroom, sitting area, and a small kitchen with



fridge. A newly renovated three-piece bath features a custom built rainfall shower. For added convenience, the home is equipped with two furnaces along with abundance storage throughout. The roof shingles were replaced approx 10 years ago, there has been upgraded attic insulation, newer windows (main & upper floors) and updated plumbing! The septic tank has been meticulously maintained and is complete with a new pump! The fully landscaped yard includes a greenhouse, stone patio, fire pit area, firewood storage, and multiple decks for entertaining! A large gazebo adds charm, while 45 professionally fertilized spruce trees create a private, serene setting. The fully paved driveway offers ample parking, and the large shop is equipped with 220 power, a 12" door, and a soaring 14' ceiling. Don't miss out on this rare find with city water, endless parking, and all the space you need!

Built in 1975

### Essential Information

MLS® #	A2198599
Price	\$1,149,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,234
Acres	2.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	110 Lake Ere Estates
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Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0M6

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, Garage Door Opener, 220 Volt Wiring, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop, Oven
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Many Trees, Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Wood

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	113
Zoning	RR

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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