# \$759,900 - 945 West Chestermere Drive, Chestermere

MLS® #A2208908

## \$759,900

3 Bedroom, 4.00 Bathroom, 2,069 sqft Residential on 0.21 Acres

Chesterview Estates, Chestermere, Alberta

Rare opportunity in this incredible property with a West-facing back yard on an absolutely massive 9256 sq ft lot with 80 ft wide frontage and a peek-a-boo view of the lake across the street! The massive paving stone driveway is extra wide with plenty of space for RV parking or additional vehicles. The spectacular yard has many mature trees and landscaping for extra privacy, a Trex deck, 2 large sheds, and intricate stone patios. Inside, this fully developed home has 3 bedrooms and 3.5 bathrooms with plenty of space to add bedrooms in the basement. Ash hardwood flooring through most of the main floor! The kitchen has granite counters, an under mount sink, black appliances, a corner pantry, and good sized eating area. A formal living room and dining room combo has a tray ceiling with pocket door. Step down to a sunken family room with a gas fireplace and built-ins. Tucked away is a private 2-pce bath and convenient main floor laundry room. Upstairs, a skylight over the hallway brings in lots of sunlight. A spacious primary bedroom has a walk-in closet and a 4-pce ensuite bathroom with granite counter, separate jetted soaker tub, and a large upgraded 10mm glass shower with body jets. Two good sized kids' rooms each with a walk-in closet, a 4-pce bath with granite counter, and an open den/flex space. Updated tile flooring in the upper bathrooms. The finished basement has an open plan with a games room, rec room, den, a 3-pce bathroom, and remaining storage plus the







ceiling is insulated for sound proofing. Hunter Douglas blinds; Central Vacuum; & Metal Clad windows (8 years old). Lots this size do not come available often!

#### Built in 1992

#### **Essential Information**

MLS® # A2208908 Price \$759,900

Bedrooms 3 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,069
Acres 0.21
Year Built 1992

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

## **Community Information**

Address 945 West Chestermere Drive

Subdivision Chesterview Estates

City Chestermere County Chestermere

Province Alberta
Postal Code T1X 1B7

## **Amenities**

Parking Spaces 3

Parking Double Garage Attached, Additional Parking, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, No Smoking

Home, Pantry, Storage, Jetted Tub

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Family Room, Other

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Garden, Landscaped, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 30 Zoning R-1

## **Listing Details**

Listing Office Rhinorealty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.