

# \$1,449,900 - 760 West Chestermere, Chestermere

MLS® #A2249530

**\$1,449,900**

5 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.42 Acres

NONE, Chestermere, Alberta

Don't Miss This Remarkable Lakefront Property!

Nestled on the serene shores of Chestermere Lake, this stunning home offers the perfect blend of natural beauty and modern elegance. Set on a generous 0.42-acre lot, you'll enjoy panoramic water views, peaceful mornings on the dock, days of boating, and unforgettable sunsets—all just minutes from Calgary.

Inside, the home exudes luxury with hardwood floors, sleek ceilings, and custom lighting throughout. The chef-inspired kitchen features premium Sub-Zero appliances, including a wine fridge, and opens to a bright dining room with direct access to the expansive terrace—perfect for entertaining.

The cozy family room features a stunning gas wood-burning fireplace, and the spacious primary bedroom offers dual closets and a luxurious en suite with in-floor heating. The lower level adds a large rec room with fireplace, two more bedrooms, a full bath, a den with lake views, a multipurpose room, and a peaceful sunroom leading to a patio and private dock (boat lift negotiable).

An oversized 22.5' x 28' garage offers ample space with amp service and gas line. Recent upgrades include new windows, stucco, shingles, furnace, hot water on demand, and a new shed (2023).

Built in 1986



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249530    |
| Price          | \$1,449,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,474       |
| Acres          | 0.42        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 760 West Chestermere |
| Subdivision | NONE                 |
| City        | Chestermere          |
| County      | Chestermere          |
| Province    | Alberta              |
| Postal Code | T1X 1B5              |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 6                                                                  |
| Parking        | Double Garage Detached, Front Drive, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings, Freezer                                                                                |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                    |
| Fireplaces        | Electric, Family Room, Recreation Room                                                                                                                                                               |

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Has Basement | Yes                                                                          |
| Basement     | Finished, Full, Partially Finished, Suite, Unfinished, Walk-Out, Crawl Space |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Boat Slip, Dock                |
| Lot Description   | Landscaped, Rectangular Lot, Beach, Lake |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco                                   |
| Foundation        | Wood                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 57                |
| Zoning         | RL                |
| HOA Fees Freq. | OTIM              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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