

**673 Victoria Beach Bay
Chestermere, Alberta**

MLS # A2203946



\$799,900

Division:	The Beaches		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Location, Location, Location! Welcome to this stunning family home in Chestermere! Nestled on a spacious corner lot, this home is situated in a quiet cul-de-sac across from an open greenspace and million-dollar lakefront homes, offering lake views from the master bedroom, bonus room, and upper landing. This house features a charming wrap-around porch and mature trees. New siding and fresh paint make this home move-in ready and picture-perfect. Step inside to be greeted by an abundance of natural light and a well-thought-out open floor plan featuring 9' ceilings. The main floor boasts a cozy living room with a fireplace, a kitchen with a gas range, a center island, and a breakfast nook. There's also a home office space—perfect for remote work. The south-facing backyard is an entertainer's dream with a large wrap-around deck. Upstairs, the elegant primary bedroom impresses with vaulted ceilings, a walk-in closet, and a 5-piece ensuite with dual vanities, a rain shower, and a soaker tub. Two additional bedrooms, a full bathroom, and a vaulted bonus room with views of Chestermere Lake complete the upper level. The developed basement offers endless possibilities. It is currently set up as a photography studio but offers flexibility with a large recreational area, ample storage, and a convenient 2-piece bathroom. Car enthusiasts will appreciate the heated 3-car garage with built-in storage, a third overhead door leading to a parking pad—ideal for your boat or trailer. Located just 2 minutes from Lakeside Golf Club, schools, and shopping, and offering easy access to Calgary, this home is a rare opportunity in the sought-after Beaches community. Don't miss out—call today to book your private showing!