

**945 West Chestermere Drive**  
**Chestermere, Alberta**

**MLS # A2208908**



**\$794,900**

<b>Division:</b>	Chestermere Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage		

**Inclusions:** tvs and wall mounts, alarm system (not on contract), safe in kid's bedroom closet, 2 sheds

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!