

# \$1,199,000 - 448 West Chestermere Drive, Chestermere

MLS® #A2208215

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.31 Acres

NONE, Chestermere, Alberta

Its LAKE SEASON -- Experience the best of lakeside living in this one-of-a-kind home on the west side of Chestermere Lake, perfectly positioned with the golf course in the front & breathtaking lake views in the back. Situated on a 50ft wide x 140ft deep lot PLUS an additional 140 ft of WID lakefront, this property offers expansive outdoor space to enjoy year-round. Thoughtfully designed, this home blends modern elegance with rustic warmth, creating a unique retreat for both relaxation & entertaining.

The wide-open main floor welcomes you with an expansive kitchen, a chef's dream featuring a massive island, a dedicated Baker's Nook, quartz countertops, high-end European appliances, 2 convection wall ovens, & a hidden microwave. A walk-in pantry with a stylish barn door adds both function & charm. The spacious dining area flows effortlessly into the inviting living space, where a corner wood-burning stove sets the scene for cozy winter evenings. A two-piece powder room completes this level.

Upstairs, the primary suite is a true sanctuary with a private balcony overlooking the lake, his-and-hers closets, & a three-piece ensuite. The second bedroom includes additional laundry hookups & connects to an enclosed Flex space, perfect for a playroom, relaxation area or just storage! The third bedroom offers versatility, serving as a bedroom, home office, or passageway to the fourth bedroom/bonus room, which also has access to the enclosed



Flex space. A shared three-piece bath with a tub & ample storage serves the additional bedrooms.

The unfinished walk-up basement offers convenient access with a three-piece bath, perfect for rinsing off after lake activities. The basement can easily host a 1 bedroom suite for visiting guests or family. A grandfathered-in boathouse, complete with a removable floor and ramp, accommodates a small boat if needed. Two high-efficiency furnaces ensure year-round comfort, while the oversized heated double garage (with 220V) measures 23'5" x 27'7" at its longest edge provides ample space for vehicles and your boat storage.

The backyard is an outdoor oasis, perfect for gathering with family & friends. Spend summers boating, swimming & relaxing by the water, then transition into winter fun with skating & motorbiking on the frozen lake.

Enjoy the hot tub all year long!

This home is an entertainer's dream, seamlessly blending modern convenience with rustic charm, all while offering unparalleled lakefront living. Don't miss your opportunity to own this rare Chestermere gem.

Built in 1978

## Essential Information

MLS® #	A2208215
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,236
Acres	0.31
Year Built	1978
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	448 West Chestermere Drive
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1A3

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking
# of Garages	2
Waterfront	Lake, Lake Front, Lake Privileges

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, BBQ gas line, Dock, Private Yard
Lot Description	Back Yard, Lake, Lawn, Level, Low Maintenance Landscape
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	77
Zoning	RL

### **Listing Details**

Listing Office	RE/MAX Key
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