

# \$794,900 - 945 West Chestermere Drive, Chestermere

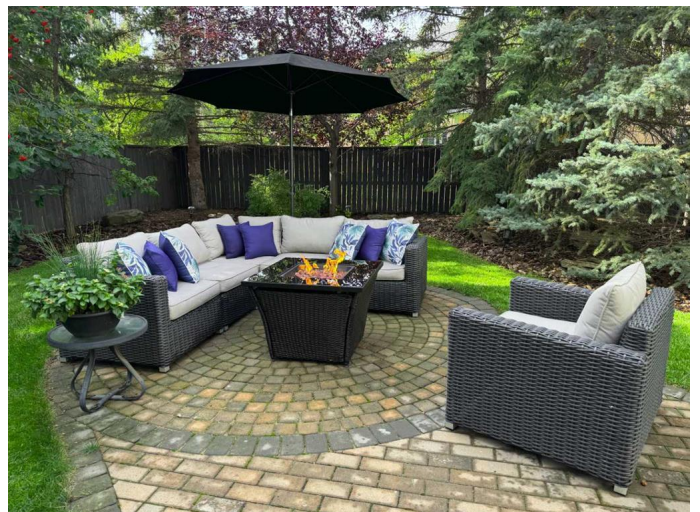
MLS® #A2208908

**\$794,900**

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	\$794,900
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	Additional Parking, Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage
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	Family Room, Gas, 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	11
Zoning	R-1

### **Listing Details**

Listing Office	Rhinorealty
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