

**1044 West Chestermere Drive  
Chestermere, Alberta**

**MLS # A2264095**

**\$1,200,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Gentle Sloping, Lake, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, See Remarks, Soaking Tub, Storage		

**Inclusions:** Hot Tub, Pool Table, Boat docks/launch x2, workbench, all sheds and outbuildings.

Take a stroll down West Chestermere Drive, this location is not to be missed! Nestled at the very end of this scenic cul-de-sac, next to a reserve, on an extra large private lot, is this wonderful walk-out bungalow. Built in 1976, this home has ample character and all the potential possible. With three bedrooms upstairs and two bedrooms down, here is all the room you need. Enjoy the open concept upper floor plan, big bright windows with natural lighting and an incredible view of the lake from your dinning room table. Four bathrooms, including a deep soaker tub. Two wood burning fireplaces in beautiful brick features. A large family room and spacious rec room, with a huge pool table included. Outside on your private deck is a working hot tub. The 32'x16' vinyl sided Boat House and dock and boat lift are only a few of the many perks this property has to offer! Underground sprinkler system, heated 30x30 garage with front access, huge concrete parking pad, a vinyl maintenance free retaining wall, an additional basement kitchen. Everything you could possibly need, right here in one place, on the lake.