

# \$1,249,000 - 448 West Chestermere Drive, Chestermere

MLS® #A2208215

**\$1,249,000**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.31 Acres

NONE, Chestermere, Alberta

OPEN HOUSE Thursday May 8 from 5:00-7:00pm --- 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. 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) provides ample space for vehicles and 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 entertainerâ€™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          | \$1,249,000 |
| 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        | Additional Parking, Double Garage Attached, Heated Garage, Insulated, Parking Pad, RV Access/Parking, 220 Volt Wiring, Oversized |
| # of Garages   | 2  |
| Waterfront     | Lake Privileges, Lake, Lake Front  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows                            |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Induction Cooktop, 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, Private Yard, Dock               |
| 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 | 33 |
| Zoning         | RL |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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