

# \$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

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, Lake Front, Lake Privileges

## Interior

Interior Features	Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Breakfast Bar, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, 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, Lawn, Low Maintenance Landscape, Lake, Level
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	54
Zoning	RL

**Listing Details**

Listing Office                      RE/MAX Key

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