

# \$3,290,000 - 423 East Chestermere Drive, Chestermere

MLS® #A1203704

**\$3,290,000**

5 Bedroom, 5 Bathroom, 4,066 sqft  
Residential on 0.00 Acres

East Chestermere, Chestermere, Alberta

UPCOMING MARVEL ON THE LAKE! HUGE LOT (14,980+ SQ FT)! RIGHT ON THE LAKE!! RIGHT BESIDE THE VOLLEYBALL COURT!! PRECAST CONCRETE WALLS!! BUILT WITH CONCRETE FRAME/ENVELOPE! FULLY FINISHED WALK-OUT BASEMENT! 2 BALCONIES AND A DECK! EVERY ROOM HAS VIEWS OF THE LAKE! EXQUISITE MODERN LUXURY HOUSE PLAN THAT IS DESIGNED WITH A BLEND OF TRADITIONAL ARCHITECTURAL FORMS AND CONTEMPORARY AESTHETICS. REMINISCENT OF CLASSIC SPANISH ITALIAN RENAISSANCE ARCHITECTURE AND GROUNDED IN THE NORTH AMERICAN CONTEMPORARY HOUSE STYLE, EVERYTHING ABOUT THIS LUXURY LAKEFRONT HOME EXCLAIMS OPULENCE, SOPHISTICATION, HIGH STATUS AND ELEGANCE. THE ENTIRE ENVELOPE IS BUILT WITH 10'1/4" SUPERIOR WALLS XI PRECAST CONCRETE INSULATED WALL PANELS. FULLY ENGINEERED BUILDING OFFERING RESISTANCE TO WIND AND EXTERIOR SOUND REDUCTION. OFFERS CONTINUOUS R23 INSULATION REDUCING COLD SPOTS AND ALLOWING EXCELLENT HEAT DISTRIBUTION ACROSS THE HOME. Other highlights of this home include Stucco and maintenance free Composite Wood Siding, 5ft wide stairs, Spiral stairs, Lots of windows and natural light, Views of the Mountains, City of Calgary Skyline and



Sunset, Modern Prairie style design. Offering over 5900 SQ FT of Quality Luxurious Living Space with up to 6 Bedrooms (Flex room in basement can be used as bedroom), 6 Baths and Attached Triple Garage! Every bedroom has DIRECT ACCESS TO A WASHROOM! Spacious foyer leads into this Gorgeous and Functional Open Floorplan Concept Home. Main floor offers a library/study (also can be used as a home office), half bath and a family room with fireplace and dining with access to your partially covered deck that overlooks the lake! The kitchen is a chef's delight featuring modern appliances, kitchen island and a spacious pantry. The upper level boasts 4 bedrooms, all of which have DIRECT ACCESS to a washroom and 3 of which that have their own W.I.C(s)!!! 2 bedrooms share a FULL bath while the other 2 are Masters with their own 5 PC ENSUITES and W.I.C(s)! The Grand Master however, has a personal balcony that faces the lake while the second master shares a balcony with another bedroom. You will also find a bonus room, half bath and laundry feature on the upper level! The FULLY FINISHED WALK-OUT BASEMENT is one of the highlight of this home, giving you DIRECT ACCESS to CHESTERMERE LAKE! Definitely a great spot to relax and unwind. The basement features a family room with fireplace, rec room with WET BAR and island, bedroom that is connected to a FULL bath (Jack and Jill) and a flex room that you can design or furnish to your liking! Get to live like a king in your very own Concrete Jungle right on the lake! Easy Access to Highways, Shopping, Schools, Parks and much more! GORGEOUS DESIGN! GREAT VALUE! AMAZING OPPORTUNITY!

Built in 2022

## **Essential Information**

MLS® #	A1203704
Price	\$3,290,000
Bedrooms	5
Bathrooms	5
Full Baths	4
Half Baths	2
Square Footage	4,066
Lot SQFT	14,985
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	423 East Chestermere Drive
Subdivision	East Chestermere
City	Chestermere
Province	Alberta
Postal Code	T1X 1A4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### Interior

Goods Included	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar	
Appliances	See Remarks	
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
Has Basement	Yes	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas	
Basement Development	Finished, Full	
Basement Type	Finished, Full	

Flooring Carpet, Hardwood, Tile

## Exterior

Exterior Features Other  
Lot Description Irregular Lot, Level, Waterfront  
Roof Asphalt Shingle  
Construction Composite Siding, Concrete, Stone, Stucco  
Foundation See Remarks  
Front Exposure E  
Frontage Metres 24.10M 79`1"  
Site Influence Irregular Lot, Level, Waterfront

## Additional Information

Zoning RL

## Room Dimensions

Dining Room 21`0 x 16`11  
Family Room 16`10 x 14`10  
Kitchen 25`0 x 12`0  
Master Bedroom 14`6 x 16`10  
Bedroom 2 10`9 x 11`8  
Bedroom 3 12`9 x 17`2  
Bedroom 4 10`0 x 11`8  
Other Room 1 15`10 x 14`10

## Listing Details

Listing Office RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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