

# **\$2,075,000 - 340 West Chestermere Drive, Chestermere**

MLS® #A2186213

**\$2,075,000**

5 Bedroom, 4.00 Bathroom, 2,971 sqft

Residential on 0.55 Acres

NONE, Chestermere, Alberta

BUILDER WARRANTY INCLUDED !!! QUICK POSSESSION. A CUSTOM DESIGNED LAKE FRONT MARVEL by SuiGeneris Homes! COMPLETELY RENOVATED DOWN TO THE STUDS WITH ALL NEW ELECTRICAL WIRING, PLUMBING, WINDOWS, SIDING, HUGE MAIN FLOOR DECK, MASTER SUITE PRIVATE LAKE FRONT DECK, Epoxy finish on garage floor. Oversized 2 car garage with epoxy floors, NEW FLOORING, NEW GARAGE DOOR, NEW HVAC, ALL NEW ROOFING, WINDOWS, DOORS, SPRAY FOAM INSULATION THROUGHOUT THE HOUSE AND MORE! COMPLETED WITH A NEW FLOOR PLAN AND ADDITION TO THE HOUSE. Sitting on a HUGE LOT THAT IS RIGHT ON THE LAKE with over 4,200 sq ft of living space. This well planned floor plan offers 5 Beds, 1 flex area, 5.5 baths & an attached OVERSIZED 2 car Garage. 3 ENSUITE BEDROOMS!!! ONLY 10 MINUTES TO/FROM CALGARY. The professionally designed interior is an elegant balance of light tan hardwood floors with white and grey walls and black finishing. The combination of Large windows and Vaulted ceilings in the living areas and bedrooms give lots of natural light to the living areas. In addition to the lake views, enjoy the views of the golf course from 2 bedrooms and a loft on the upper floor. Other features include Paved, drive through driveway, rich combination of Smooth Acrylic Stucco, stone & batten boards on exterior, Custom Cold Air Return Grills, Built in custom



closet systems, ship lap feature walls, 2 fire places on main floor and one in master bedroom, Roughed-in Smart monitoring systems, Hardwood Flush Mount Vents in hardwood areas, open riser stairs, 5â€• Engineered Hard Wood on main floor, LVP basement floors and mudroom, premium carpet, Custom Shower Base with tile to ceilings in all showers, Premium Delta Plumbing package, 36â€• lower cabinets. All vanities have upgraded drawer style fronts, 8â€• Stone back splash, High efficiency Tankless Water Heater, Roughed-in Garburator, roughed-in Central Vacuum, High Efficiency Furnace & Smart Thermostat, BBQ Gas line and roughed in garage heater. The kitchen features include a deluxe Kitchen Aid appliance package with waterline to the fridge. Offering Quick and easy access to highway 16, Downtown Calgary, lots of shopping at the nearby East Hills Mall, restaurants, nearby schools and other conveniences. Drive through drive way with fully completed landscaping. MOVE IN READY HOME. READY FOR QUICK POSSESSION

Built in 1979

### Essential Information

MLS® #	A2186213
Price	\$2,075,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,971
Acres	0.55
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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### Community Information

Address	340 West Chestermere Drive
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1B2

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	6

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Wired for Data, Bar, Vinyl Windows, Recreation Facilities, Smart Home
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Built-In Oven, Gas Cooktop, Range Hood, Washer/Dryer
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Walk-Out, Finished

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Lighting
Lot Description	Lake, Rectangular Lot, Beach, Landscaped, Level
Roof	Asphalt, Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	January 8th, 2025
Days on Market	100
Zoning	RL

**Listing Details**

Listing Office                      Real Broker

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