

# \$1,499,000 - 764 East Chestermere Drive, Chestermere

MLS® #A2234797

**\$1,499,000**

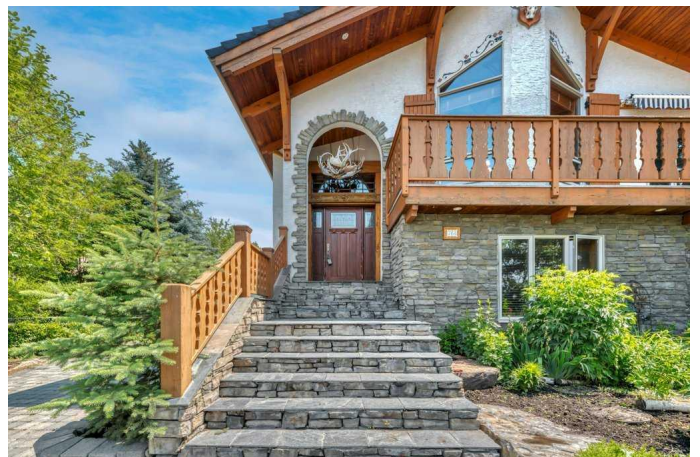
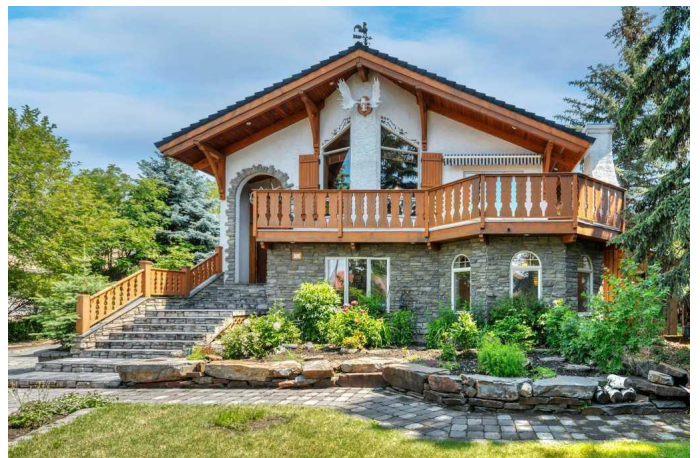
4 Bedroom, 3.00 Bathroom, 2,939 sqft

Residential on 0.30 Acres

East Chestermere, Chestermere, Alberta

Nestled on a beautifully landscaped 1/3 acre lot adorned with mature trees, this German-inspired masterpiece offers timeless character & thoughtful design at every turn. Across the street from the lake, this one-of-a-kind home boasts stunning curb appeal with lush garden areas, complemented by abundant off-street parking & an additional poured parking pad with roughed-in in-floor heating â€” ready for a future garage. Inside, you're greeted by intricate custom woodwork, hand-carved detailing, slate flooring, cozy in-floor heating throughout both levels of the home & a custom front-entry fountain. The roof features tiles with a remarkable 50-year lifespan, ensuring peace of mind for years to come.

As you ascend to the main level, be captivated by soaring vaulted ceilings with exposed wood beams, stained-glass accents & expansive west-facing windows that fill the space with natural light. The open-concept living & dining area centers around a charming wood-burning fireplace & beautifully crafted built-in cabinetry, blending comfort with artisan craftsmanship. Just off the dining area, a bonus room awaits â€” ideal as a reading nook, plant retreat, or serene home office. Step out onto the large west-facing deck to enjoy the built-in pizza oven, retractable awning & even a dumbwaiter to easily transport firewood from the ground level. The entire home has ample storage â€” cleverly built above the closets & on the sides of fireplaces.



The kitchen is a chef’s delight, with ample prep space, a gas cooktop, built-in work station and a skylight for added light. There are 2 bedrooms on the main level feature soaring custom wood ceilings, with the primary suite offering his-and-hers closets, a cozy electric fireplace, dual window seats, and a luxurious five-piece ensuite. A convenient main floor laundry room with even more storage & a workspace as well as a stylish three-piece bathroom complete the main level. Downstairs, the lower level offers incredible flexibility, including a spacious cold room, 2 separate grade-level entrances, and two more bedrooms – each with distinctive features. One bedroom includes a mini bar, another boasts a kitchenette, open beam ceilings, electric fireplace, & walk-in closet (with a window) with space for a private office. The third versatile room could easily serve as a secondary kitchen or home office, with its own entrance & sink. A 3-piece bathroom rounds out this impressive lower level. The oversized, heated garage (19'9" x 27'5") includes an integrated workshop & abundant storage options. With instant hot water, quality finishes throughout, & exceptional attention to detail, this home offers a rare combination of craftsmanship, functionality & warmth – a true lakeside gem unlike any other.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234797    |
| Price          | \$1,499,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,939       |
| Acres          | 0.30        |

|            |             |
|------------|-------------|
| Year Built | 2002        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 764 East Chestermere Drive |
| Subdivision | East Chestermere           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1A6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub |
| Appliances        | Built-In Gas Range, Built-In Oven, Microwave, Range Hood, Washer/Dryer                   |
| Heating           | In Floor                                                                                 |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 3                                                                                        |
| Fireplaces        | Electric, Gas, Wood Burning                                                              |
| Has Basement      | Yes                                                                                      |
| Basement          | Partial, Unfinished                                                                      |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Lake, Lawn |
| Roof              | Rubber                            |
| Construction      | Stone, Stucco, Wood Frame         |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 14              |
| Zoning         | RE              |

### **Listing Details**

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

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