

**535 West Chestermere Drive
Chestermere, Alberta**

MLS # A2219294



\$925,000

Division:	Mclvor		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, On Street, Triple C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

PRICE REDUCTION |Welcome to this stunning home offering 2300+ sqft of beautifully developed living space, plus a basement ready for your custom design. This impressive home features a -HEATED TRIPLE CAR GARAGE- OPEN TO BELOW- MOTORIZED BLINDS- SPICE KITCHEN-WALK IN FROM GOLF COURSE & BEACH- LAKE VIEWS FROM FAMILY ROOM, BEDROOM, BALCONY AND TONS MORE FEATURES. As you step inside, you'll find a spacious FOYER or you can enter through the garage into a mudroom with closet space for added convenience. A versatile MAIN FLOOR BEDROOM offers flexibility for guests, aging parents, or a home office. An elegant curved staircase with a soaring OPEN TO BELOW ceiling and dark wood bannister elevates the design, complemented by cool grey walls and a stylish light fixture. The hallway includes under-stairs storage and a coat closet. The heart of the home features an open-concept layout with a spacious living room, dining area, and gourmet kitchen—ideal for entertaining. Four large windows nearly floor-to-ceiling flood the living area with natural light, while a 3-SIDED GLASS FIREPLACE adds warmth and elegance. The dining space fits a long table for family gatherings and opens through sliding doors to the backyard and deck. The chef-inspired kitchen is equipped with a stainless steel range hood, large centre island with bar seating, gas stovetop, walk-through pantry, and now includes a SPICE KITCHEN—perfect for high-heat cooking and keeping the main kitchen pristine. Upstairs features three generously sized bedrooms, two full bathrooms, a Bonus room, a laundry room and a BALCONY facing lake and conveniently located near all bedrooms. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite with a double vanity, soaker tub, separate tiled shower,

make-up station, and private toilet. Two additional bedrooms share a thoughtfully designed 4-piece bath with a separate sink and bath area. The bonus room overlooks the grand foyer and offers access to a private front-facing balcony. Each bedroom enjoys enhanced PRIVACY thanks to the well-planned layout. Additional highlights include motorized blinds for ease and privacy, and a Fenced backyard and Deck perfect for outdoor living. The undeveloped basement is roughed-in for plumbing and ready for your imagination. All this, just walking distance to Chestermere Beach, parks, and pathways—truly a lifestyle upgraded