

**764 East Chestermere Drive
Chestermere, Alberta**
MLS # A2234797


\$1,499,000

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | East Chestermere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,939 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.30 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lake, Lawn | | |

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|--------------------|--|-------------------|----|
| Heating: | In Floor | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Rubber | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | RE |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub | | |

Inclusions: N/A

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 — 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 — 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 — 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.