

**595 West Chestermere Drive
Chestermere, Alberta**

MLS # A2210961



\$749,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

INCREDIBLE VALUE for this stunning, move-in ready home with an INSULATED TRIPLE CAR GARAGE, CENTRAL AIR CONDITIONING, a WEST BACKYARD and a phenomenal location just a 3 MINUTE WALK TO CHESTERMERE BEACH! Then come home to a quiet, beautifully styled sanctuary. A private foyer greets guests and leads to the PRIVATELY TUCKED AWAY DEN with French doors. The open concept great room is a casually elegant retreat for any busy family with gleaming HARDWOOD FLOORS and sunny west exposure. Culinary adventures are inspired in the beautiful kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a LARGE CENTRE ISLAND and a WALK TROUGH PANTRY for easy grocery unloading. Adjacently, the dining room leads to the expansive rear deck promoting a seamless indoor/outdoor lifestyle. A RECLAIMED WOOD FEATURE WALL in the living room is a gorgeous backdrop to your time spent relaxing in front of the GAS FIREPLACE. Also away from the main living spaces is the powder room, granting privacy where needed. Ascend the GLAMOUROUS CURVED STAIRCASE and proceed through FRENCH DOORS to the opulent primary bedroom. This amazing owner's escape overlooks the backyard with a large window that frames NIGHTLY SUNSET VIEWS. Further adding to the allure of this wonderful oasis is a LARGE WALK-IN CLOSET and a LUXURIOUS ENSUITE BOASTING DUAL SINKS, GRANITE COUNTERTOPS, A STAND-UP SHOWER AND A DEEP CORNER TUB. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece main bathroom. UPPER LEVEL LAUNDRY too for ultimate convenience! Finished by the builder, the basement is the perfect extension of the home. Gather in the large rec room and connect over

movies and games nights, then refill drinks and snacks at the stylish WET BAR. A 4th bedroom and another full bathroom add to the versatility of this excellent level. Barbeque or unwind on the FULL-WIDTH DECK under the PERGOLA in the tranquil backyard with west exposure to capture those nightly sunsets. This fantastic home has it all including an unsurpassable location inviting you to spend your summers waterskiing, swimming and fishing and your winters ice skating and having bonfires in this picturesque lakeside community. Mere minutes to the outstanding local amenities, shopping and restaurants that Chestmere has to offer and only a 10 minute drive to East Hills Shopping Centre for additional shopping and dining options and easy trips to fill up your pantry from Costco. Truly an unbeatable location – there’s nothing left to do but move in!