

# \$899,900 - 1088 East Chestermere Drive, Chestermere

MLS® #A2193768

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,821 sqft  
Residential on 0.24 Acres

East Chestermere, Chestermere, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 12**

**FROM 2-4PM\*\*** Looking for spacious living both inside and out, or perhaps a potential 2-family home? This stunning bi-level property on East Chestermere Drive offers 4 bedrooms, 4 bathrooms, and over 3,171 sq ft of beautifully developed living space on a .25-acre lot. Just a 2-minute walk to a pathway leading to Chestermere Lake, it offers the perfect blend of privacy and close proximity lake access. The mature, tree-lined yard creates a peaceful and serene setting, ideal for outdoor relaxation and activities. The main floor features a bright, spacious living area with vaulted ceilings, a cozy wood-burning fireplace, and ample space for your furnishings. A large bay window invites breathtaking sunset views. The chef's kitchen boasts newer (2021) appliances, granite countertops, an island with a sink and garburator, an eating bar, and a walk-in pantry. A formal dining area completes the heart of the home, making it perfect for entertaining. Step outside to a covered deck with a newly installed stone wall, privacy blinds, and a hot tub on the lower deck, complete with gas lines for a BBQ and fire table—ideal for gatherings. The master suite is generously sized, offering abundant natural light and a spa-like ensuite with a separate tub and shower. A second bedroom offers views of Chestermere Lake and has easy access to a 4-piece bathroom. The lower level is perfect for families, with 2 large bedrooms, a 5-piece



bathroom, and a spacious family room featuring a wood stove and a beautiful brick accent wall. A fully equipped spice kitchen makes it an ideal space for culinary enthusiasts. The lower level also features a private entrance, making it perfect for an illegal suite with rental income potential. It includes a 2-piece bathroom, backyard access, and direct entry to the garage. The oversized, heated quad garage (35' x 27') provides ample space for vehicles, tools, or a workshop and comes with a hoist and air compressor that stay with the property. The curved driveway accommodates plenty of parking, with additional RV and boat parking on a separate concrete pad. A front patio is perfect for enjoying the evening sun or relaxing in the shade of the large tree. The fully fenced yard is ideal for pets, and there's abundant storage, including a shed and space beneath the deck. This property offers more than just a home—it's a lifestyle. Whether you're relaxing in your private yard, entertaining on the decks, or utilizing the spacious garage and suite potential(subject to approvals and permitting by the municipality), this home provides endless possibilities. Don't miss the chance to own a property that seamlessly combines space, luxury, and convenience.

Built in 1988

### **Essential Information**

MLS® #	A2193768
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.24
Year Built	1988

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1088 East Chestermere Drive
Subdivision	East Chestermere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1A9

### **Amenities**

Parking Spaces	8
Parking	Driveway, Additional Parking, Boat, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Paved, Quad or More Detached, See Remarks, RV Access/Parking, Workshop in Garage
# of Garages	8

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Breakfast Bar, Bookcases, Chandelier, Central Vacuum, Double Vanity, Granite Counters, See Remarks, Soaking Tub, Separate Entrance, Storage, Wet Bar
Appliances	Dishwasher, Garage Control(s), Window Coverings, Central Air Conditioner, Garburator, Microwave Hood Fan, See Remarks, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Raised Hearth, Wood Burning, Brick Facing, Decorative, Family Room, Free Standing, Glass Doors, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Back Yard, Landscaped, Lawn, Gentle Sloping, Low Maintenance Landscape, Many Trees, Private, Secluded, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	38
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.