

# \$1,399,000 - 764 East Chestermere Drive, Chestermere

MLS® #A2234797

**\$1,399,000**

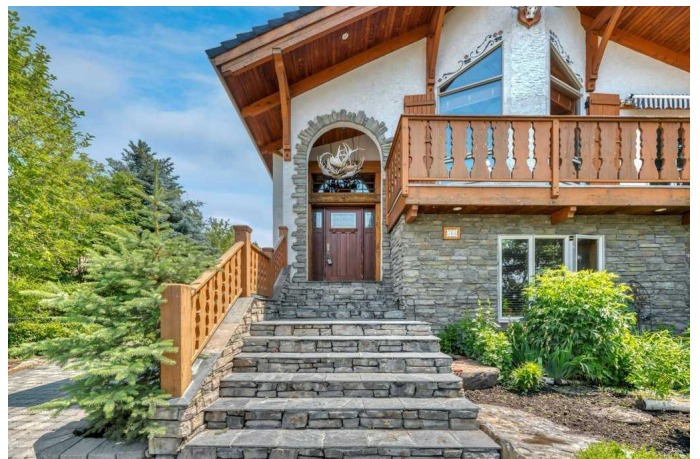
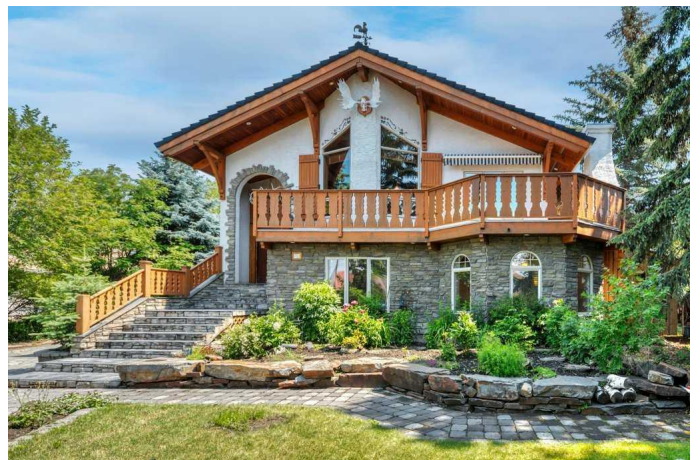
4 Bedroom, 3.00 Bathroom, 2,939 sqft

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          | \$1,399,000 |
| 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 | Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub, Beamed Ceilings |
| Appliances        | Built-In Oven, Microwave, Range Hood, Washer/Dryer, Built-In Gas Range                   |
| Heating           | In Floor                                                                                 |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 3                                                                                        |
| Fireplaces        | Electric, Gas, Wood Burning                                                              |
| Has Basement      | Yes                                                                                      |
| Basement          | Unfinished, Partial                                                                      |

### 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 | 144             |
| Zoning         | RE              |

### **Listing Details**

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

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.