

# \$925,000 - 535 West Chestermere Drive, Chestermere

MLS® #A2219294

**\$925,000**

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 0.11 Acres

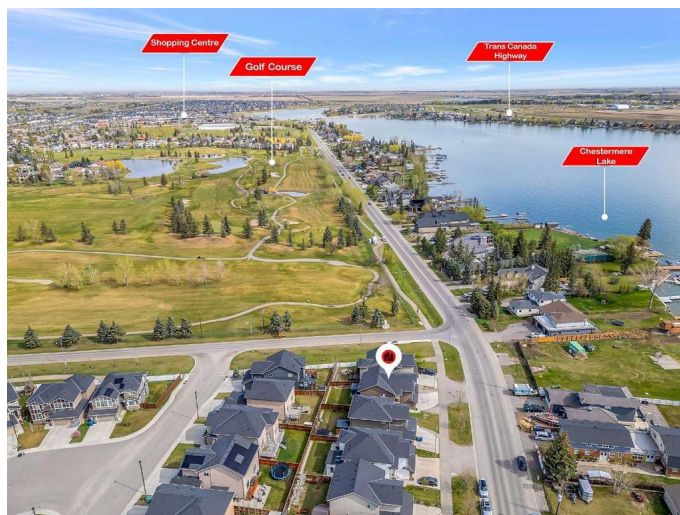
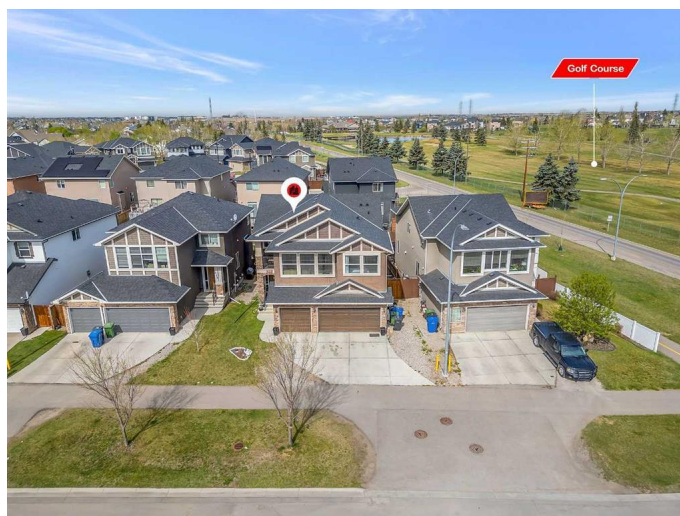
Mclvor, Chestermere, Alberta

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 KITCHENâ€”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 pathwaysâ€”truly a lifestyle upgraded

Built in 2013

### **Essential Information**

MLS® #	A2219294
Price	\$925,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,308
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	535 West Chestermere Drive
Subdivision	Mclvor
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0R6

### Amenities

Parking Spaces	8
Parking	Heated Garage, On Street, Concrete Driveway, Garage Door Opener, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	63
Zoning	R-1

**Listing Details**

Listing Office	Real Broker
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