

\$899,000 - 535 West Chestermere Drive, Chestermere

MLS® #A2219294

\$899,000

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 kitchenâ€”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 | \$899,000 |

| | |
|----------------|-------------|
| 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 | Concrete Driveway, Garage Door Opener, Heated Garage, On Street, 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

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|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 73 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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