



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**232 West Chestermere Drive
Chestermere, Alberta**

MLS # A2285107



\$1,899,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,337 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Quad or More Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	Lakefront Residential or
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

BRAND NEW LUXURY HOME BACKING ONTO THE LAKE!! HUGE 9500+ SQFT LOT!! QUAD ATTACHED GARAGE!! 10FT MAIN FLOOR CEILINGS!! 9FT UPPER LEVEL AND BASEMENT!! MAIN FLOOR BEDROOM WITH FULL BATH!! 4790 SQFT OF LIVING SPACE!! 7 BEDROOMS + 5 BATHS!! Experience LAKESIDE GRANDEUR in this stunning newly built home designed for modern living and timeless elegance! The main floor welcomes you with a bright LIVING AREA WITH OPEN-TO-BELOW CEILING, a cozy GAS FIREPLACE, and a DINING AREA WITH DECK ACCESS overlooking the lake. The GOURMET KITCHEN features a large island, BUILT-IN APPLIANCES, abundant cabinetry, a SPICE KITCHEN, and a spacious PANTRY—perfect for entertaining and family gatherings. Upstairs offers 4 BEDROOMS + BONUS ROOM, including a PRIMARY SUITE WITH LAKE-VIEW BALCONY, 5PC ENSUITE, and WALK-IN CLOSET. Another bedroom also features a PRIVATE ENSUITE AND WALK-IN CLOSET, while two additional bedrooms share a JACK & JILL 4PC BATH. The FULLY DEVELOPED BASEMENT adds even more living space with 2 BEDROOMS (BOTH WITH WALK-IN CLOSETS), a GYM AREA, and a SPACIOUS LIVING ROOM alongside a 4PC BATH. ATTACHED DOUBLE GARAGE is 42FT deep. Located in the heart of CHESTERMERE, steps from the LAKE, GOLF COURSE, and all nearby AMENITIES, this home perfectly combines LUXURY, FUNCTIONALITY, AND LOCATION—a true dream home on the water!