

356 Windermere Drive
Chestermere, Alberta

MLS # A2162555



\$799,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Off Street, Parking Pad, Sec		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Level, Standard Shaped Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: none

Welcome to this expansive 2,700 square foot home, thoughtfully designed with high-end upgrades that exude both luxury and comfort. Stepping inside, you'll immediately notice the rich Brazilian cherry hardwood floors, paired with sleek tile that sets a refined tone continuing throughout the home. On the main floor, a spacious formal dining room awaits on one side, perfect for hosting elegant gatherings and large family dinners. On the other side, a versatile den offers a private space for a home office or library. Conveniently located nearby is a stylish two-piece bathroom and a well-equipped laundry room that provides easy access to the double garage, ensuring practicality meets convenience. The home comes with pre-wired internet cables, house wide audio system and pot lights built into the high ceilings. At the heart of the home is the open-concept kitchen and family room, seamlessly integrated to create an inviting space ideal for entertaining and everyday living. The kitchen is a chef's dream, featuring ample cabinetry, gas stove, beautiful countertops, and a large island that effortlessly transitions into the cozy family room, where large windows bathe the space in natural light. Anchoring the main floor is a grand staircase that gracefully leads you to the upper level, where a vast bonus room invites you to unwind—whether it's curling up with a good book or enjoying a family movie night. The serene master suite is a true retreat, boasting a luxurious ensuite with modern fixtures, and a generous walk-in closet. There are two additional spacious bedrooms, each with their own walk-in closets to complete the upstairs living space. The unfinished basement, equipped with one bedroom, two furnaces, two humidifiers, a water softener, and rough-ins for a bathroom, provides a blank canvas for you to develop according to your vision. Every

detail of this home has been carefully crafted to offer a perfect blend of style and function, making it not just a place to live, but a place to love. Located just a short stroll from the serene shores of Lake Chestermere, this beautiful home seamlessly combines lakeside living with family-friendly convenience. Imagine spending your summers teaching the kids to wakeboard, feeling the thrill of tubing, or simply relaxing on the sandy beach as they build sandcastles or toss a Frisbee. When winter arrives, the lake transforms into a massive outdoor skating rink, perfect for pond hockey. Or, sign the kids up for organized hockey at the rec center across the street, where you'll also find a curling club and boxing club—it's truly the heart of the community. For families, this location is unbeatable. Kids can walk to the nearby K-12 Catholic school with middle and high schools or K-6 public elementary school just a short walk away. Whether you're seeking adventure on the lake, top-notch dining, or a warm, welcoming community, 356 Windermere Drive has it all. Don't miss the chance to make this lakeside dream your reality!