

**764 East Chestermere Drive  
Chestermere, Alberta**

**MLS # A2234797**



**\$1,399,000**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,939 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lake, Lawn		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, Pantry, Soaking Tub		

**Inclusions:** N/A

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 &mdash; 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 &mdash; 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 &mdash; 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.