

# \$1,195,000 - 110 Lake Ere Estates, Chestermere

MLS® #A2198599

**\$1,195,000**

3 Bedroom, 4.00 Bathroom, 2,234 sqft

Residential on 2.00 Acres

NONE, Chestermere, Alberta

Motivated Seller!! Seller says sell! All reasonable offers considered! Located in the City of Chestermere City Limits! 2 +/- acres! If you are looking for a home that offers tons of parking, INCLUDING A DOUBLE CAR GARAGE AND A SHOP look no further! You can park all of your vehicles including your RV! The SHOP measures 27'1" x 30'11"! Step inside the large foyer, to the right is a large office area with a large picture window that opens allowing for fresh air! To the left is a large living room with a renovated gas fireplace complete with a beautiful custom built mantle! The family room has hardwood and easy care slate tile flooring, a wood burning stove and a 'dry bar', making it an ideal place to entertain family and friends! The new picture window overlooks the beautifully landscaped south facing backyard! The kitchen boasts newer appliances with ample cupboard and counterspace! There is also a two piece bath and convenient main floor laundry! The upper level features three bedrooms and two baths. The primary bedroom is quite spacious and is complete with a renovated a three piece ensuite featuring a jetted tub, rainfall shower, travertine tiles, natural stone sink, heat lamp, make up vanity and the closet has pull out drawers! After a busy day, from the primary bedroom, step thru the sliding patio doors and relax onto your private deck where you can relax and enjoy the tranquil south view! The basement is partially finished with its own 'private entrance'! It features an open concept



illegal suite with a bedroom, seating area and a small kitchen with fridge. There is a newly renovated three piece bath with a beautiful custom built rainfall shower! For added convenience, there are two furnaces and plenty of storage throughout! Additional features include: roof shingles replaced in 2015, newly upgraded insulation in all attics, newer windows on the main and upper floors, newer plumbing, City of Chestermere Water, meticulously maintained septic tank including a very large field! The yard is fully landscaped with a green house and a stone patio that leads to a spacious gazebo! There is a fire pit area and covered firewood storage. The wooden decks provide additional seating for family and friends! The west fence line has 45 spruce trees that get professionally fertilized annually for speedy growth, allowing full privacy! The front yard is landscaped with a fully paved driveway with tons of parking! The large shop has 220 power, a 12" door and 14' ceiling.

Built in 1975

### **Essential Information**

MLS® #	A2198599
Price	\$1,195,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,234
Acres	2.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	110 Lake Ere Estates
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0M6

### **Amenities**

Parking Spaces	10
Parking	Double Garage Attached, 220 Volt Wiring, Garage Door Opener, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, No Animal Home, Separate Entrance, Central Vacuum
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop, Oven
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Fire Pit
Lot Description	Cul-De-Sac, Many Trees, Rectangular Lot, Front Yard, Paved
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Wood

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	70
Zoning	RR

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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