

# \$845,000 - 268 Westchester Way, Chestermere

MLS® #A2239280

**\$845,000**

5 Bedroom, 4.00 Bathroom, 2,209 sqft  
Residential on 0.14 Acres

Chesterview Estates, Chestermere, Alberta

Welcome to one of Chestermere's most unique, lifestyle-focused homes where luxury, functionality, and location come together seamlessly. This property stands out before you even step inside, with its dark-stained driveway, pristine landscaping, and updated garage doors with frosted glass panels.

The main floor offers an elegant layout that begins with a formal living room at the front, followed by a dedicated dining room. Toward the back, the kitchen features a central island and breakfast nook, opening into a cozy family room with a fireplace. From the kitchen, step out onto your spacious balcony featuring an outdoor kitchen unit—perfect for grilling while overlooking the backyard.

Upstairs, you'll find four bedrooms, including a luxurious primary retreat with double vanities, a jetted soaker tub, a double shower with massaging heads, and a walk-in closet. One of the bedrooms includes a private balcony with lake views—ideal as a home office or a serene morning coffee spot. The rear-facing bedrooms also enjoy peaceful sightlines toward the water.

The fully finished walkout basement is made for entertaining, with valence lighting for ambient mood-setting, a built-in speaker system, an included pool table, and a stainless steel ice sink with an exterior drain—ideal for



keeping drinks cold during gatherings. Step out to the private hot tub area, surrounded by privacy screens and ready with TV hookups for the ultimate outdoor escape.

The heated triple garage is a car enthusiast’s dream—fully finished with an included car lift for four garage-kept vehicles. A built-in bar counter adds style and function, perfect for displaying memorabilia or enjoying a drink. The wide stamped driveway provides plenty of additional parking. The spacious, professionally landscaped yard features an in-ground multi-zone irrigation system, ensuring a lush green lawn all summer with minimal effort.

Set just steps from the lake, this home offers more than a place to live—it’s a rare opportunity to embrace a refined, lake-centered lifestyle.

Built in 2000

Essential Information

MLS® #	A2239280
Price	\$845,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	268 Westchester Way
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Subdivision	Chesterview Estates
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1E2

### **Amenities**

Parking Spaces	6
Parking	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Outdoor Kitchen
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	5
Zoning	R-1

### **Listing Details**

Listing Office	2% Realty
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