

# \$815,000 - 306 Long Beach Landing, Chestermere

MLS® #A2239249

**\$815,000**

5 Bedroom, 4.00 Bathroom, 1,897 sqft

Residential on 0.19 Acres

The Beaches, Chestermere, Alberta

Stunning home in Chestermere a true masterpiece of modern living. This exceptional property offers a rare opportunity to live in one of the most desirable neighborhoods, just moments from the serene canal and picturesque lake. Several rooms throughout the home boast direct, unobstructed views of the lake an extraordinary feature that enhances the ambiance of everyday living. With over 2000+square feet of total living space, including a fully finished basement, this home provides ample room for comfortable living and entertaining. Over \$100,000 in renovations were completed in 2024, ensuring this home is both modern and functional. These include: Plush new carpeting throughout, renovated bathrooms with stylish finishes, fresh interior paint for a crisp, updated look, gorgeous granite countertops in the kitchen and bathrooms, new stove and dishwasher (2024), new washer and dryer (Fall 2024), Solar lighting around the fenced yard for a charming, eco-friendly touch, Central vacuum system for convenience and a brand-new roof was installed in 2021, offering peace of mind for years to come. Step outside to find two large decks and a pergola, creating the perfect space for outdoor dining, relaxation, or hosting gatherings. Full privacy is ensured with mature trees lining the backyard, providing a peaceful retreat during the warmer months. The property's meticulously maintained landscaping, and a professionally designed layout, adds charm



and elegance from the moment you arrive. Situated just two blocks from the canal and a short stroll to the lake, this home offers unparalleled convenience and luxury in one of the most coveted areas of Chestermere. Do not miss this opportunity , contact the listing agent or your favorite Realtor to book a tour to view this stunning property and make this your new home.

Built in 1995

**Essential Information**

MLS® #	A2239249
Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,897
Acres	0.19
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	306 Long Beach Landing
Subdivision	The Beaches
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1E2

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Treed
Roof	Cedar Shake
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	URBAN-REALTY.ca
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