

# \$724,900 - 144 Mcivor Terrace, Chestermere

MLS® #A2257680

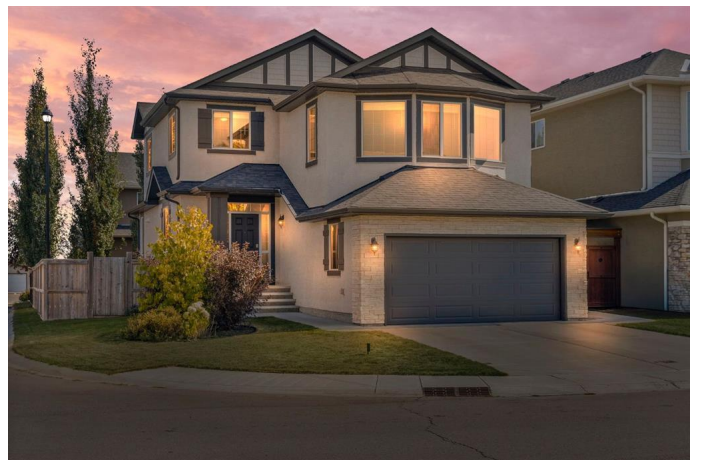
**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,071 sqft  
Residential on 0.11 Acres

Mcivor, Chestermere, Alberta

(\*\*CLICK on 3D ICON and MOVIE REEL  
ICON ABOVE FOR VIRTUAL TOURS\*\*)

Welcome to your beautiful 3 Bedroom 2-story home, with a LEGAL SUITE perfectly situated on a large corner lot just one block from Chestermere Lake and directly across from a park and playground. Built in 2015, this immaculate property combines spectacular location with modern design and thoughtful upgrades, offering exceptional living space for families and investors alike. You will love the open concept main floor, complete with quartz countertops, a spacious kitchen, and inviting living and dining areas ideal for entertaining. Large windows bring in abundant natural light, highlighting the quality finishes throughout. The ample dining space flows out sliding patio doors to a large deck, a perfect outdoor living space to enjoy the landscaped backyard oasis with plenty of space for summer gatherings, kids, and pets. Upstairs, you'll find a large bonus room with large windows where you can sit and watch your children play in the park across the street. This is complimented with a full main bathroom and three generously sized bedrooms, including a large master bedroom with ensuite and walk-in closet. The lower level features a separate spacious and very well appointed LEGAL ONE BEDROOM SUITE, perfect for extended family, guests, or generating monthly rental income. Being on a corner lot, you benefit from additional parking, privacy and yard space. Additional features include Central A/C, along with a top of the



line Bosch dishwasher and newer appliances. With its unbeatable locationâ€™near the lake, schools, and shoppingâ€™this home truly checks all the boxes.

Built in 2015

### Essential Information

MLS® #	A2257680
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,071
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Mcivor Terrace
Subdivision	Mclvor
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0R6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, On Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	Charles
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