



THE
A-TEAM

**RE/MAX
FIRST**

115 EAST LAKEVIEW Place, Chestermere T1X 0A2

MLS® #: **A2132632**

Area: **NONE**

Listing Date: **05/23/24**

List Price: **\$775,000**

Status: **Pending**

County: **Chestermere**

Change: **-\$25k, 06-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2007**

Lot Information

Lot Sz Ar: **8,094 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,520**

Low Sqft:

Ttl Sqft: **2,520**

DOM

33

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Few Trees,No Neighbours Behind**

Park Feat: **In Garage Electric Vehicle Charging Station(s),Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 8`5"	Living Room	Main	12`6" x 11`1"
Family Room	Main	15`0" x 14`5"	Office	Main	11`4" x 10`6"
Kitchen	Main	14`5" x 10`5"	Laundry	Main	5`3" x 3`1"
Bedroom - Primary	Second	25`3" x 14`6"	Bedroom	Second	12`10" x 9`4"
Bedroom	Second	15`1" x 9`3"	Bedroom	Second	10`9" x 10`3"
2pc Bathroom	Main	6`10" x 4`10"	4pc Bathroom	Second	10`2" x 4`11"
4pc Ensuite bath	Second	12`3" x 8`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0610108

Remarks

Pub Rmks: **Welcome to this executive Parkgreen home at East Chestermere, nestled within a prestigious development just a block from the lake and beach! This property, originally built in 2007 and offers everything you've been looking for and more. With a spacious 2,520 sq ft above grade, this two-story walkout plan features 4 bedrooms, a loft, and elegance throughout. Step inside and be greeted by a formal main floor layout with a front living and dining room combination, a separate den, a large family room, and a kitchen with an eating nook. The main floor boasts an abundance of natural light and elegance throughout. The outdoor space is equally impressive, with a huge lot size perfect for family activities or future landscaping projects. Enjoy your privacy with no neighbours behind and the perfect location that is walking distance to a playground and the beach. Other features include a triple car garage complete with an electric car charging port, grand 17 foot ceiling height in the front living room and large fully fenced, private backyard. Don't miss out on the opportunity to own this incredible property in one of Chestermere's most sought-after communities. Schedule a viewing today and experience luxury living at its finest!**

Inclusions: **Garage Control(s)**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









