



THE
A-TEAM

**RE/MAX
FIRST**

197 WEST LAKEVIEW Place, Chestermere T1X 1K3

MLS® #: **A2135126** Area: **Lakeview Landing** Listing Date: **05/28/24** List Price: **\$689,000**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 02-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,568 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,288**
 Low Sqft:
 Ttl Sqft: **2,288**

DOM

37
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Washer**
 Int Feat: **French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`3"	Breakfast Nook	Main	10`2" x 18`4"
Den	Main	12`3" x 13`3"	Dining Room	Main	14`0" x 9`1"
Foyer	Main	10`7" x 10`4"	Kitchen	Main	7`10" x 14`3"
Laundry	Main	5`11" x 8`7"	Living Room	Main	13`0" x 14`3"
Office	Main	10`4" x 9`5"	4pc Bathroom	Upper	8`8" x 5`0"
5pc Ensuite bath	Upper	6`0" x 14`7"	Bedroom	Upper	12`2" x 10`9"
Bedroom	Upper	11`1" x 13`9"	Bedroom	Upper	10`11" x 12`8"

Bedroom - Primary
4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

13`0" x 14`0"
7`10" x 4`11"
14`0" x 9`3"
10`6" x 7`9"

Walk-In Closet
Bedroom
Game Room

Upper
Basement
Basement

10`2" x 5`7"
7`10" x 10`9"
29`7" x 17`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013321

Zoning:
R-1

Remarks

Pub Rmks: **Nestled in the tranquil community of Chestermere, Alberta, 197 West Lakeview Place presents an exceptional opportunity for discerning homebuyers seeking a spacious but cozy home combined with serene surroundings. This meticulously crafted property embodies the essence of elegance with a touch of contemporary found specifically in the kitchen with its dark cabinets, quartz counters and stainless steel appliances. Situated in a prime location within Chestermere, this residence offers convenient access to an array of local amenities, including schools, parks, shopping centres, and recreational facilities, ensuring a lifestyle of utmost convenience and comfort. Spanning over 2200 square feet, the residence features a total of 5 bedrooms and 3.5 bathrooms, providing ample space for both relaxation and entertainment. The open-concept floor plan seamlessly integrates the living, dining, and kitchen areas, creating an inviting atmosphere ideal for hosting gatherings or enjoying quiet evenings at home. Comfort abounds in every corner of this home, with classy finishes and fixtures accentuating its elegant aesthetic. From the gourmet kitchen equipped with state-of-the-art appliances to the lavish master suite complete with a spa-like ensuite bathroom, every aspect of the property exudes sophistication and refinement. Beyond the interiors, the outdoor space of 197 West Lakeview Place is equally impressive, with a meticulously landscaped yard and a spacious patio area perfect for alfresco dining or enjoying the picturesque surroundings. With its unmatched combination of luxurious living and convenient location, 197 West Lakeview Place represents the epitome of modern living in Chestermere, offering a rare opportunity to experience the height of comfort and sophistication in one of Alberta's most desirable communities.**

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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









