



THE
A-TEAM

**RE/MAX
FIRST**

160 LAKESIDE GREENS DRIVE , Chestermere T1X 1B9

MLS®#: **A2139683**

Area: **Lakeside Greens**

Listing Date: **06/10/24**

List Price: **\$799,990**

Status: **Active**

County: **Chestermere**

Change: **-\$40k, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1991**
Lot Information
Lot Sz Ar: **6,565 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,210**
Low Sqft:
Ttl Sqft: **2,210**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **No Neighbours Behind, On Golf Course**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete, Stucco**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	15`11" x 13`0"
2pc Bathroom	Main	5`4" x 5`10"
Laundry	Main	5`3" x 5`9"
Living Room	Main	15`9" x 11`0"
Kitchen	Main	13`2" x 10`2"
Bedroom - Primary	Upper	16`0" x 13`6"
Bedroom	Upper	13`1" x 10`3"

Room	Level	Dimensions
Den	Main	11`6" x 12`0"
Mud Room	Main	7`1" x 3`5"
Entrance	Main	8`6" x 7`2"
Dining Room	Main	10`8" x 10`0"
Nook	Main	7`7" x 9`11"
Walk-In Closet	Upper	7`4" x 5`2"
Bedroom	Upper	13`1" x 10`5"

4pc Bathroom
Game Room

Upper
Basement

9`4" x 4`9"
26`7" x 12`9"

5pc Ensuite bath

Upper

10`1" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011561

Zoning:
R-1

Remarks

Pub Rmks: **OPEN HOUSE - June 22- 12-2pm & June 23- 1-3pm. Backing onto the 16th Tee Box & 15th Green of Lakeside Golf Course, this well-maintained home offers the perfect blend of luxury and comfort. Just minutes away from Chestermere Lake, this property is ideal for both relaxation and active living. As you enter, you will experience the warm elegance of oak finishes throughout the home. The spacious living area boasts high ceilings, creating an open atmosphere, perfect for entertaining or for your family. Upstairs, primary suite has a full ensuite bathroom. The two additional bedrooms are perfect for family, guests, or a home office, accompanied by another full bathroom. The walk-out basement offers additional space for your needs, half-finished and ready to be tailored to your lifestyle. The double car garage is a standout feature, with shelving included for all your storage needs. Don't miss the opportunity to own this beautiful property in a prime location. With its stunning golf course views and proximity to Chestermere Lake, this home is truly a gem. Schedule a viewing today and experience the beauty and convenience this home has to offer!**

Inclusions:
Property Listed By: **Shelving in garage
Royal LePage Benchmark**

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











