



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**78 LAKEVIEW Inlet, Chestermere T1X1G9**

MLS®#: **A2143662** Area: **Lakeview Landing** Listing Date: **07/12/24** List Price: **\$729,888**  
 Status: **Active** County: **Chestermere** Change: **-\$20k, 18-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **5,926 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,359**  
 Low Sqft:  
 Ttl Sqft: **2,359**

DOM

**66**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped,Rectangular Lot,See Remarks**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Pantry,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 14`9"</b>
<b>Den</b>	<b>Main</b>	<b>10`2" x 13`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`6" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 14`11"</b>
<b>Other</b>	<b>Second</b>	<b>8`1" x 9`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 11`3"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>7`6" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 13`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`3" x 8`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 12`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`6"</b>

<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`6" x 14`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`6" x 11`5"</b>	<b>Family Room</b>	<b>Lower</b>	<b>13`4" x 15`9"</b>
<b>Game Room</b>	<b>Lower</b>	<b>11`7" x 13`11"</b>	<b>Other</b>	<b>Second</b>	<b>8`2" x 9`4"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`0" x 14`3"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **9910026**

Zoning:  
**R1**

Remarks

Pub Rmks: **PRICE REDUCED!! GREAT INVESTMENT!! Welcome to 78 Lakeview Inlet where you can view this STUNNING!! 5-bedroom, 4-bathroom HOME with the most AMAZING YARD!! & hardwood flooring throughout, nestled on a corner lot in the sought-after, family community of Lakeview Landing in Chestermere. On your way to the front door, you already feel at home with a quaint outside sitting area. As you enter inside you will find upstairs the 4 bedrooms, one of which is the wonderful Master bedroom with an extra cozy sitting room with natural light to enjoy reading a book or just taking a moment for yourself. The renovated 5-pce Ensuite with beautiful free-standing bathtub, also has a stand-up shower and great walk-in closet with his and her vanities!! Also upstairs is the main 4-pce washroom. Main level boasts a sitting room/flex room/den, half bath, the laundry room, formal dining room, then a few steps more and you enter into the very warm and inviting , open-concept, large living room with beautiful gas fireplace, huge kitchen with tons of counter space and a walk-in pantry with Oak cabinetry!! and a small bar fridge was added. All stainless steel appliances and dishwasher is only 3 months old. This area also has a breakfast nook that is surrounded by windows to let in the natural light and door to the outside decks. Downstairs has a wet bar with a regular sized fridge and 2 egress windows were professionally installed. One in the bedroom and one at the end of the living room to add more light. Finally, the showstopper of a back yard with 2 tiered decks, pergola, amazing landscaped with lots of plants, underground lighting, a pond and large shed for storage. Oversized Double heated double garage that is insulated as well. Much much more on this outstanding property! Near schools, parks, shopping, the lake and much more. This is a must see!! Book with your favorite realtor before you miss out!!**

Inclusions: **White refrigerator by wet bar downstairs, outdoor Pergola with curtains and all current Window Coverings**

Property Listed By: **Real Broker**

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