



THE
A-TEAM

**RE/MAX
FIRST**

297 WEST LAKEVIEW Drive, Chestermere T1X1S9

MLS®#: **A2144654**

Area: **West Creek**

Listing Date: **06/26/24**

List Price: **\$819,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2007**
Lot Information
Lot Sz Ar: **5,056 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,373**
Low Sqft:
Ttl Sqft: **2,373**

DOM

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

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	8`11" x 5`1"
Bedroom	Second	12`9" x 10`1"
Bedroom	Second	11`1" x 10`1"
Bedroom - Primary	Second	15`1" x 14`5"
2pc Bathroom	Main	4`8" x 4`10"
Kitchen	Main	19`4" x 19`9"
Living Room	Main	15`9" x 15`7"

Room	Level	Dimensions
4pc Ensuite bath	Second	10`1" x 16`0"
Bedroom	Second	9`0" x 10`6"
Den	Second	10`9" x 10`1"
Walk-In Closet	Second	5`0" x 16`1"
Dining Room	Main	12`5" x 9`1"
Laundry	Main	5`9" x 8`7"
Living Room	Main	14`8" x 11`0"

Office
Bedroom
Kitchen
Game Room

Main
Basement
Basement
Basement

9`6" x 9`8"
11`10" x 10`4"
14`3" x 10`10"
20`6" x 14`11"

3pc Bathroom
Bedroom
Mud Room

Basement
Basement
Basement

7`10" x 8`1"
9`2" x 12`4"
10`0" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414609

Zoning:
R-1

Remarks

Pub Rmks:

3430 sqft. of developed space! Welcome to this stunning renovated house featuring modern upgrades and ample space for comfortable living. 3420 This property boasts a beautifully renovated interior with stainless steel appliances, maple wood kitchen cabinets, and laminate and vinyl flooring throughout. Other updates include a new roof installed in November 2023, fresh coat paint and LED lights. With 4 bedrooms upstairs and an office on the main floor that could serve as an additional bedroom, this house caters to a variety of living arrangements. You will also be impressed by the master bedroom and the ensuite bathroom. The main floor offers a spacious living area, laundry room, 2-piece bathroom, and kitchen complemented by a wooden deck perfect for hosting BBQs. The basement features a separate entrance to an impressive 2-bedroom illegal basement suite with full kitchen. In addition, the house is equipped with a double furnace for efficient heating. Not to mention, the property provides ample parking space in the garage and outside, for up to 5 cars. Situated within walking distance to schools spanning kindergarten to grade 9, this location is ideal for families. Chestermere is a great community to raise your family. Houses like this are far and few. Don't miss out on this opportunity to own a home with such impressive features. Offers will be reviewed on Sunday evening. Schedule a viewing today to experience the charm and functionality of this must-see property.

Inclusions:
Property Listed By:

**Second fridge, second electric stove/oven
Creekside Realty**

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













