



THE
A-TEAM

**RE/MAX
FIRST**

409 LAKESIDE GREENS Place, Chestermere T1X 1C6

MLS®#: **A2153821** Area: **Lakeside Greens** Listing Date: **08/19/24** List Price: **\$859,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **7,426 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,259**
 Low Sqft:
 Ttl Sqft: **2,259**

DOM

30
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,On Golf Course,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Dry Bar,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 5`0"	Dining Room	Main	13`9" x 10`10"
Family Room	Main	18`5" x 14`3"	Kitchen	Main	19`0" x 11`4"
Living Room	Main	11`10" x 14`5"	Office	Main	7`10" x 9`11"
4pc Bathroom	Second	5`5" x 7`5"	5pc Ensuite bath	Second	9`2" x 8`5"
Bedroom	Second	9`3" x 14`11"	Bedroom	Second	9`3" x 14`0"
Bedroom - Primary	Second	18`10" x 12`6"	3pc Ensuite bath	Basement	7`4" x 8`6"
Bedroom	Basement	11`0" x 9`11"	Bedroom	Basement	11`0" x 10`9"

Game Room

Basement

33`3" x 23`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

9112058

Remarks

Pub Rmks:

Welcome to this exceptionally gorgeous home on a spacious lot right in Chestermere, AB. The home conveniently backs onto the golf course and offers tons of natural scenery for you to enjoy all year round! Triple pane windows surround the whole house, a new furnace & hot water tank, along with a newer roof adds extra value and comfort. This front entrance will have you in awe, and with ceilings that are 10ft tall, the space is open and airy and perfectly opens up to the dining room with sight lines that lead eyes across the room and all the way up, the main floor has an additional den/office space and main floor laundry. As you head further into the home there is an additional living room complete with a brick surrounded gas fireplace and built in wood shelving surrounding. Plenty of west facing windows across this side of the house that brings in loads of light. The living room leads to the built-in breakfast bar that heads to the kitchen and sunny breakfast nook, there are all stainless steal appliances and it is packed with all the cabinet space you could ask for and a corner pantry! The breakfast nook leads you to a large back deck for everyone to enjoy and offers lots of space for entertaining. When you head upstairs you will pass a beautiful chandelier light fixture and get to a roomy upstairs landing that brings you directly to an impressive set of double doors taking you into a master bedroom that truly stuns, with more than enough space for a California king bed! The room has a great sized walk in closet and a 5pc ensuite with a beautiful deep jetted soaker tub, double sinks and vanity and a pocket toilet for privacy. There are two additional bedrooms upstairs, each with its own closet and plenty of space. Completing the upstairs is a pristine 4-piece bathroom. The fully finished basement is going to leave you wow'ed. The whole space is glowing with light as it is ground level, the whole floor has lush and fluffy carpeting throughout. There are 2 large bedrooms and a 3pc bathroom. Tons of space to kick back and relax while you enjoy some games or movies, turn on the stone gas fireplace and you are set for this upcoming winter! From here you can head on outside to take in some gorgeous sunsets. The backyard is large and expansive and is fully fenced with two large sheds in the back. There is direct access that leads you to the golf course behind. You can spend loads of time outside enjoying the large deck and entertaining your guests. The home has a double attached front facing garage with a large driveway for extra space for your vehicles. This home is centered in what is arguably one of the best locations in the city, surrounded by amenities. You can go to the golf course, head to the park, pop onto a bike path and head to the lake. There are schools, shops and restaurants just down the road, what more could you possibly want? Chestermere is rapidly growing and has plenty to offer its residents and it's time you get to enjoy it as well!

Inclusions:

Property Listed By:

**Shedx2, Basement Refrigerator, Pool Table, Pool Table Accessories, Pool Table Ceiling Light Fixture
RE/MAX Complete Realty**

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