



THE
A-TEAM

**RE/MAX
FIRST**

133 WEST LAKEVIEW Drive, Chestermere T1X 1J1

MLS®#: **A2157058** Area: **Lakeview Landing** Listing Date: **08/17/24** List Price: **\$699,900**
 Status: **Active** County: **Chestermere** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,967**
Lot Information Low Sqft:
 Lot Sz Ar: **5,835 sqft** Ttl Sqft: **1,967**
 Lot Shape:

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Range,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	9`8" x 6`7"
Pantry	Main	3`3" x 1`10"
Living Room	Main	14`6" x 15`10"
Entrance	Main	11`11" x 6`3"
Bedroom	Upper	11`8" x 9`8"
4pc Bathroom	Upper	8`8" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`8" x 8`7"
Dining Room	Main	17`7" x 7`11"
2pc Bathroom	Main	4`8" x 5`6"
Bonus Room	Upper	16`8" x 14`11"
Bedroom	Upper	10`2" x 9`10"
Bedroom - Primary	Upper	12`6" x 12`0"

Laundry
5pc Ensuite bath

Upper
Upper

8`8" x 2`8"
12`8" x 8`9"

Walk-In Closet

Upper

5`2" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913452

Zoning:
R1

Remarks

Pub Rmks:

VACANT AND READY FOR A QUICK POSSESSION! WELCOME TO 133 WEST LAKEVIEW DRIVE! SHOW HOME QUALITY THROUGHOUT! This gorgeous home was substantially renovated in 2020 with over \$100,000 spent over the last few years and is now 'move in' ready for its new owners! Located just steps away from Chestermere Lake Middle School, along with two additional schools and a quick bike ride to the Lake and Lakeside Greens Golf Course, this home checks off all of the boxes on your wish list! First starting with the double attached garage, next is the covered porch, perfect to enjoy your morning coffee or a cool summer beverage! Enjoy the easy care Vinyl Plank Flooring which adds beauty & warmth throughout the main and upper floors, there is no carpet to be concerned about! The spacious living room is set around a cozy gas fireplace and there is a large window bringing in tons of natural light, the TV will stay! The Chef in the house will enjoy the Stainless Steel Appliances, the gorgeous Quartz Countertops and large island! There is also additional storage directly off the kitchen, complete with its own sink and the deep freeze will stay! The upper level boasts a large bonus room with vaulted ceilings and is complete with a 'pax' wardrobe, perfect for additional storage! The primary bedroom is quite spacious and complete with a walk in closet and upgraded five piece ensuite! The laundry is also located upstairs and uniquely tucked away! Both secondary bedrooms are big and bright with generous sized closets and there is a full bath on this level as well! The basement is unfinished ready to be completed according to your own requirements! The yard is fully landscaped with mature trees! This home offers so much; New Furnace and Central Air 2022, Hot Water Tank 2021, Overhead Garage Door 2020, Roof Shingles 2015, Water Softener 2013 along with an Underground Sprinkler System complete with a new controller! No disappointments here! Call to schedule your appointment!

Inclusions:
Property Listed By:

**TV, Sunshade on Deck, Pax Wardrobe in Bonus Room, Upright Freezer, Shed, Underground Sprinkler System
Stonemere Real Estate Solutions**

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









