



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 LAKESIDE GREENS Place, Chestermere T1X 1C4**

MLS®#: **A2158930**

Area: **Lakeside Greens**

Listing Date: **08/20/24**

List Price: **\$879,000**

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: **8,826 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,086**  
Low Sqft:  
Ttl Sqft: **2,086**

DOM

**29**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **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: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Range,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`6" x 13`9"	Bedroom	Second	14`9" x 9`1"
Bedroom	Second	12`5" x 9`5"	Bedroom	Lower	10`11" x 10`6"
Living Room	Main	19`5" x 11`11"	Kitchen	Main	13`4" x 10`0"
Dining Room	Main	13`3" x 11`5"	Breakfast Nook	Main	10`0" x 8`8"
Game Room	Lower	16`11" x 14`4"	Game Room	Lower	36`0" x 16`10"

Laundry  
2pc Bathroom  
4pc Ensuite bath

Main  
Main  
Second

9`6" x 5`11"  
9`6" x 5`11"  
10`9" x 10`0"

Furnace/Utility Room  
4pc Bathroom

Lower  
Second

11`2" x 5`11"  
10`1" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
r-1

9112058

Remarks

Pub Rmks:

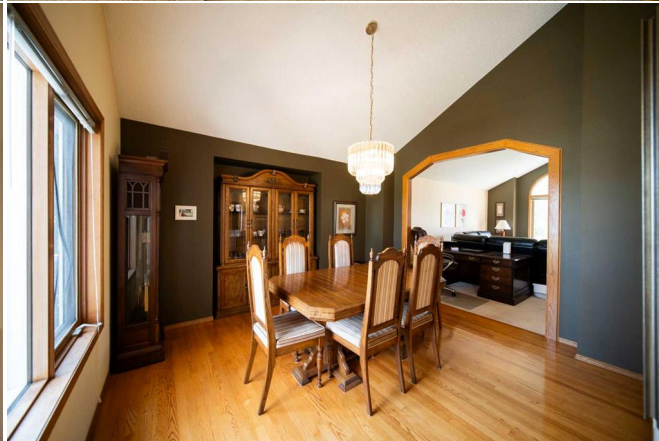
Imagine stepping back 30 years to seize the opportunity of a stunning 8825 sq. ft. lot that backs onto a tranquil pond on the prestigious Lakeside Greens Golf Course. Remarkably, that chance is here again. After 32 cherished years, this one-owner home is ready for new memories. Spanning 2100 square feet across the top two levels, this residence also features a beautifully developed walkout, perfect for enjoying the serene surroundings. You will be captivated by the soaring vaulted ceilings in the living room, creating an inviting atmosphere. For those who love to host, the formal dining room is spacious enough to accommodate your cherished heritage dining table and hutch. The main floor boasts a cozy family room complete with a wood-burning fireplace and a gas log-lighter, ideal for those chilly evenings. Convenience is key with a laundry room located on the main floor. Picture yourself enjoying breakfast in the nook while watching the golfers on the putting green. In the winter, the kids can delight in skating on the pond, adding to the charm of this location. Upstairs, you will find three well-appointed bedrooms, including a primary suite that overlooks the golf course and features an ensuite with a luxurious soaker tub and separate shower. The walk-in closet offers ample storage. Each bedroom is equipped with deep closets and built-in organizers for your convenience. The walkout level has 9-foot ceilings and includes a fourth bedroom, a roughed-in gas fireplace, and plenty of space to tailor to your needs. This home's exterior is stucco, and all windows were clad to withstand the test of time. The yard is equipped with a six-zone sprinkler system, complemented by an aggregate walkway and patio. Mature landscaping, featuring 40-foot trees, has been thoughtfully designed to provide breathtaking views of the course. With original windows intact, you can rest easy knowing they have never been hit by a stray golf ball. This home boasts solid bones and presents a fantastic opportunity for you to personalize and make it truly your own. Envision waking up to the soothing sounds of nature, sipping your morning coffee while basking in the glow of the sunrise over the pond. The original furnaces and carpet downstairs testify that this home has never flooded. This property is not just a house; it is a lifestyle waiting for you to embrace. With ample space for family gatherings and intimate evenings, every corner of this home has been crafted with comfort and elegance in mind. The potential for outdoor living is limitless, from summer barbecues on the deck to cozy winter nights by the fireplace. Don't miss your chance to own a piece of paradise in Lakeside Greens.

Inclusions:  
Property Listed By:

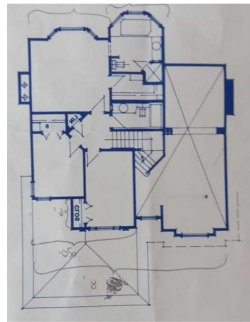
n/a  
RE/MAX Real Estate (Mountain View)

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









- Elegant Oak Detailing
- Solid Oak Veneer Cabinets
- Exquisitely designed china cabinet
- 9 FT. Walkout Lower Floor