

**104 WEST LAKEVIEW Circle, Chestermere T1X 1H7**

MLS®#: **A2159792** Area: **West Creek** Listing Date: **10/17/24** List Price: **\$799,900**  
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **5,710 sqft**  
 Lot Shape: **15.5x34**

Finished Floor Area  
 Abv Sqft: **1,483**  
 Low Sqft:  
 Ttl Sqft: **1,483**

DOM

**12**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Gazebo,Front Yard,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Private,Rectangular Lot,Treed,Zero Lot Line**

Park Feat:

**Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Metal**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard,Uncovered Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Range,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Storage,Sump Pump(s),Vaulted Ceiling(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 10`5"	Living Room	Main	13`8" x 12`1"
Dining Room	Main	9`11" x 13`11"	Kitchen	Main	15`5" x 12`1"
Nook	Main	15`5" x 9`7"	4pc Bathroom	Main	7`6" x 4`11"
Bedroom - Primary	Main	12`11" x 13`8"	4pc Ensuite bath	Main	12`11" x 7`4"
Bedroom	Main	10`11" x 9`9"	Laundry	Main	7`8" x 9`9"

Sunroom/Solarium  
Furnace/Utility Room  
Bedroom  
4pc Bathroom

Main  
Basement  
Basement  
Basement

20`0" x 9`4"  
12`10" x 7`11"  
10`9" x 10`9"  
7`7" x 4`11"

Family Room  
Game Room  
Bedroom  
Flex Space

Basement  
Basement  
Basement  
Basement

12`4" x 13`1"  
25`9" x 14`2"  
8`9" x 15`7"  
16`0" x 7`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

9913452

Zoning:  
**R1**

Remarks

Pub Rmks:

**Every entertainer's dream and MUST BE SEEN to be appreciated. Step into this EXECUTIVE HOME with an open living space with vaulted ceilings, a bright kitchen with a NEW INDUCTION STOVE, LARGE EATING BAR, and dining for 12 with PARK VIEWS and a CUSTOM OFFICE. Enjoy hardwood floors, skylights, a cozy GAS FIREPLACE and a SEPARATE DINING ROOM for 8 people. The finished basement includes a bar, TV area, 2 bedrooms, and extra storage. Perfect for empty nesters or families! Every man's dream: A fully finished oversized double garage with IN-FLOOR HEATING and special durable EPOXY FLOOR finish, built in black metal CUSTOM STORAGE. Every Woman's Dream: A spacious master with jetted soaker tub, 4-piece ensuite, and walk-in closet. Yard Lover's Dream: PROFESSIONALLY LANDSCAPED with a shed, SCREENED IN SUNROOM, gazebo and covered hot tub. Dream Office: CUSTOM OFFICE with built-ins, file cabinets, and granite countertops. Dream Upgrades: METAL ROOF and stucco with lifetime warranties for durability and maintenance-free living. 10/10, Move-In Ready. Dream Location: minutes to Chestermere PUBLIC BEACH, shopping, schools, parks and LAKESIDE GOLF CLUB. Book your showing TODAY!!!**

Inclusions:

**1. Smart Home devices including the SmartThings Hub are included (2 inside an electrical plug or switch; 2 smoke & 1 CO detectors screwed into the ceiling c/w an alarm sensor on utility wall; sump pump & hot tub water detectors). 2. Stereo upstairs with 4 surround speakers attached c/w inline-base speaker and separate center & floor base speakers that will be left with this set. 3. Stereo downstairs with 4 surround speakers attached. 4. White potting table in the shed. 5. Patio paver polymeric sand and a metal movable fire pit bowl.**

Property Listed By:

**CIR Realty**

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











