

199 WEST LAKEVIEW Circle, Chestermere T1X 1M5

MLS®#: **A2160268** Area: **Lakeview Landing** Listing Date: **08/26/24** List Price: **\$690,000**
 Status: **Active** County: **Chestermere** Change: **-\$20k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Chestermere**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **6,063 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,005**
 Low Sqft:
 Ttl Sqft: **2,005**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Interior Lot,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Private,Rectangular Lot**
 Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Off Street,Parking Pad,RV Access/Parking,RV Gated**

Utilities and Features

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

Construction: **Manufactured Floor Joist,Silent Floor Joists,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	11`5" x 7`7"
Foyer	Main	10`3" x 6`11"	Kitchen	Main	11`5" x 14`10"
Laundry	Main	10`5" x 8`2"	Living Room	Main	17`6" x 19`7"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`11" x 11`10"	Bedroom	Second	10`4" x 11`2"

Bonus Room

Second

15`0" x 18`9"

Bedroom - Primary
Legal/Tax/Financial

Second

17`8" x 12`6"

Title:
Fee Simple
Legal Desc:

0113706

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this beautiful 3-bedroom, 2.5-bathroom home in the highly sought-after Lakeview Landing community of Chestermere, Alberta. With 2000 sq ft of living space, this home is perfectly situated near walking trails, playgrounds, a bike park, and Chestermere Middle School, offering convenient access to outdoor activities and schools. The Lakeside Golf Course is also just a short distance away, making it an ideal location for golf enthusiasts. The large south-facing backyard is a private oasis, fully irrigated with front and back drip lines and beautifully landscaped with mature trees. Enjoy outdoor living on the composite deck or relax on the stamped patio area, perfect for summer gatherings. Parking is never an issue with an oversized, heated double-attached garage equipped with 220V, a large RV parking pad along the side of the house, and a spacious concrete triple-car driveway. Inside, the open-concept main floor is designed for modern living, featuring tile and LVP floors that are both stylish and easy to maintain. The kitchen is equipped with a Mountain Fresh Canada water filtration system, a kitchen island and a pantry. The dining room overlooks the beautiful backyard and is open to the living room featuring a gas fireplace. On the second level, a generous bonus room over the garage, complete with a gas stove, provides a cozy space for family movie nights. The primary bedroom offers a peaceful retreat with a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms and a second 4-piece bathroom complete the upper level. The unfinished basement presents a blank canvas, allowing you to customize the space to suit your needs. Recent updates to the home include a new oven and dishwasher in 2023, a water heater in 2022, and a new roof in 2017, ensuring peace of mind for years to come. This home is a perfect blend of comfort, convenience, and opportunity, making it an excellent choice for your family. Don't miss the chance to make it your own!

Inclusions:
Property Listed By:

**Three built-in shelf units (2 in the kids bedrooms and 1 in the ensuite), HIKvision doorbell camera
CIR Realty**

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













