

213 WEST LAKEVIEW Place, Chestermere T1X 1H7

09/05/24 List Price: **\$717,700** MLS®#: A2161166 Area: **Lakeview Landing** Listing

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Chestermere 2001

7,688 sqft

1,361

1,361

13 <u>Layout</u>

DOM

5 (3 2) Beds: 3.0 (3 0) Baths: **Bungalow**

Style:

<u>Parking</u> Ttl Park:

4 2 Garage Sz:

Access:

Lot Feat: Park Feat: Back Yard, Backs on to Park/Green Space, Pie Shaped Lot, See Remarks

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating:

Forced Air **Wood Frame** Flooring:

Ext Feat: Other Hardwood, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Int Feat: Central Vacuum, High Ceilings, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)

Utilities:

Sewer:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`1" x 10`10"	Kitchen	Main	11`11" x 7`11"
Dining Room	Main	8`5" x 7`2"	Bedroom - Primary	Main	15`0" x 11`9"
4pc Ensuite bath	Main	9`3" x 8`7"	Bedroom	Main	9`9" x 9`2"
Bedroom	Main	9`9" x 9`3"	4pc Bathroom	Main	7`5" x 4`11"
Family Room	Basement	16`1" x 15`7"	Kitchenette	Basement	10`3" x 7`3"
Bedroom	Basement	9`11" x 9`8"	Bedroom	Basement	9`10" x 8`9"
4pc Bathroom	Basement	7`11" x 4`11"			

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1 0013321 Legal Desc: Remarks Pub Rmks: Welcome to 213 West Lakeview Place, a beautifully designed walkout bungalow that combines comfort, style, and practicality. Nestled in the serene community of Lakeview Landing just blocks from Chestermere Lake. This stunning property boasts a total of five bedrooms, including a two bedroom illegal suite, making it the perfect investment opportunity or multi-generational living space. As you approach this charming bungalow, you'll be greeted by well-maintained landscaping, an inviting curb appeal and an oversized (and heated!) Double Attached Garage. The main floor boasts a spacious living room, with large windows that allow natural light to flood the space, including a new skylight that brightens the beautiful kitchen and dining area. The main level includes three well-appointed bedrooms, with the Primary Bedroom acting as a private retreat featuring a gorgeous vaulted ceiling and a four piece ensuite. The illegal suite is highlighted by two additional bedrooms and a full bathroom. The massive open concept living area which has in-floor heating flows into the kitchen and has plenty of room for a dining area. The home walks out onto a gorgeous backyard which is easily maintained by the in ground sprinkler system. The true highlight of this home is the location which corners a large green space behind Chestermere Lake Middle School, Don't miss your opportunity to view this home! Fridge in Basement, Fridge in Garage, stove in basement, dishwasher in basement, garage shelving, dog-wash station in garage, hot tub (as-is) Inclusions: Property Listed By: The Real Estate District

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