



THE
A-TEAM

**RE/MAX
FIRST**

37 LAKESIDE GREENS Close, Chestermere T1X 1C2

MLS® #: **A2162964** Area: **Lakeside Greens** Listing Date: **09/04/24** List Price: **\$884,900**
 Status: **Active** County: **Chestermere** Change: **-\$15k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **5,166 sqft**
 Lot Shape: **17.48x32.13**

Finished Floor Area
 Abv Sqft: **1,877**
 Low Sqft:
 Ttl Sqft: **1,877**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Desert Front,Landscaped,On Golf Course**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Golf Cart Garage,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,None,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Granite Counters,Jetted Tub,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 7`1"	Nook	Main	15`1" x 10`1"
Living Room	Main	12`11" x 12`3"	Dining Room	Main	14`4" x 8`6"
Family Room	Main	15`1" x 13`0"	2pc Bathroom	Main	8`2" x 6`10"
Foyer	Main	8`9" x 4`7"	Bedroom - Primary	Second	15`0" x 13`8"
Walk-In Closet	Second	7`4" x 6`0"	5pc Ensuite bath	Second	9`3" x 8`9"
Bedroom	Second	13`9" x 10`4"	Bedroom	Second	11`3" x 10`5"
4pc Bathroom	Second	8`0" x 6`11"	Family Room	Lower	20`3" x 11`5"

Game Room
3pc Bathroom

Lower
Lower

19`3" x 13`2"
7`4" x 5`0"

Bedroom

Lower

12`4" x 10`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9011561

Zoning:

R-1

Remarks

Pub Rmks:

Explore this magnificent four bedroom, four bath, two-story home featuring a fully developed walk-out, located on the fringe of the Lakeside Golf Course. This exquisitely maintained two-story abode spans over 2,700 square feet of opulent living area. As you step inside, the soaring vaulted ceilings that adorn the open-plan living and dining areas will enchant you. The kitchen, a culinary artist's dream, is equipped with granite countertops and bespoke cabinetry. Stainless steel appliances lend a touch of timeless sophistication. Next to the kitchen lies an expansive family room with an inviting gas fireplace, ideal for hosting gatherings or spending serene evenings with loved ones. The main level also houses an elegant powder room/combination laundry. The upper floor's master bedroom stands as a sanctuary, featuring an ample walk-in wardrobe and an indulgent spa-like ensuite. The ensuite bath is fitted with a dual-sink vanity, separate shower and jacuzzi soaker tub. Two more bedrooms and a comprehensive 4-piece bathroom round out the top floor. Lastly the walk-out level offers a forth bedroom, recreation area 3 piece bath room and plenty of storage. Finally, you'll love your new oversized double attached garage, complete with dedicated golf cart parking, as well as 220-volt service, heating, insulation, and drywall. Don't miss the opportunity to make this exceptional home yours. Schedule a viewing today!

Inclusions:

Property Listed By:

Garden Shed

Royal LePage Solutions

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











