



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**186 WEST LAKEVIEW Passage, Chestermere T1X 1H5**

MLS® #: **A2165123**      Area: **Lakeview Landing**      Listing Date: **09/16/24**      List Price: **\$735,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2001**      Abv Sqft: **1,442**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,242 sqft**      Ttl Sqft: **1,442**  
 Lot Shape:

DOM

**3**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Awning(s),Fire Pit,Gas Grill,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`3" x 15`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`2" x 13`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 10`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>23`6" x 12`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`6" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`8" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 11`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`9" x 25`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>17`7" x 11`5"</b>
<b>Laundry</b>	<b>Lower</b>	<b>13`8" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**9913452**

Remarks

Pub Rmks: **Want something a little different that shows real pride of ownership and spacious turnkey living? This custom bilevel is one of a kind. Main floor has newer triple pane windows, sky light and a very functional plan. The primary bedroom is away from the day to day living area which affords comfort and privacy with it's heated floor ensuite bath and walk in closet. The family room has a fire place, living and a dining room off the island kitchen with heated floors and patio doors to a large 2 tiered deck that has a remote controlled retractable awing. The lower level has a large games room, 2 bedrooms, full bath, furnace room with a new 2023 furnace, laundry room and storage area. The entire house is air conditioned!! The rear yard is like an oasis with trees, pond, fire pit, several raised garden beds. Just a great place to relax in privacy. Low maintenance exterior with leaf filter rain gutters on the treed side of the house. This home must be seen !!**

Inclusions:  
Property Listed By: **None**  
**RE/MAX Realty Professionals**

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













