



THE
A-TEAM

**RE/MAX
FIRST**

162 WEST LAKEVIEW Crescent, Chestermere T1X 1H5

MLS®#: **A2166740**

Area: **Lakeview Landing**

Listing Date: **09/20/24**

List Price: **\$679,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 30-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,875**
Low Sqft:
Ttl Sqft: **1,875**

Lot Information

Lot Sz Ar: **6,041 sqft**
Lot Shape:

DOM

124
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
Park Feat: **Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Jetted Tub, No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 12`10"	Family Room	Main	13`6" x 12`7"
Kitchen	Main	12`9" x 9`10"	Nook	Main	8`8" x 8`11"
2pc Bathroom	Main	5`1" x 6`0"	Laundry	Main	3`1" x 7`1"
Bonus Room	Second	16`4" x 16`11"	Bedroom - Primary	Second	14`3" x 11`1"
Bedroom	Second	11`1" x 8`11"	Bedroom	Second	10`11" x 10`1"

4pc Bathroom

Second

7`11" x 4`11"

4pc Ensuite bath

Second

12`7" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0113706

Zoning:
R1

Remarks

Pub Rmks: **Beautiful, nice and clean 2 story home with NEW RECENT UPGRADES - new kitchen counter tops, new paint throughout the entire house (except the undeveloped basement), new vinyl planks flooring recently installed in July 2024 throughout the main floor and the stairway and upgraded beautiful light fixtures and chandelier on the front entrance high ceiling. The main living area boasts a spacious family room with fireplace and sliding doors leading to the outdoor deck. Kitchen is fully equipped with stainless steel fridge and stove, new hood fan, white cabinets with new counter tops, corner pantry, island and cozy nook. The 2nd floor boasts a large bonus room, 3 bedrooms and 4pc bath. The primary bedroom has 4 piece ensuite with jetted tub and a separate standing shower. The fully fenced and landscaped back yard is completed with a huge nice deck, ideal for relaxing, entertaining and summer gatherings. Close to school, Chestermere lake and shopping.**

Inclusions:
Property Listed By: **N/A
MaxWell Capital Realty**

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













