



THE
A-TEAM

**RE/MAX
FIRST**

628 WEST LAKEVIEW DR Drive, Chestermere T1X 1Z7

MLS®#: **A2167219**

Area: **Dawson's Landing**

Listing Date: **09/21/24**

List Price: **\$879,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **2,306**
Low Sqft:
Ttl Sqft: **2,306**

Lot Information

Lot Sz Ar: **4,978 sqft**
Lot Shape:

DOM

7
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard**
Park Feat: **Driveway, Garage Faces Front, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 12`6"
Kitchen	Main	18`10" x 10`6"
3pc Bathroom	Main	9`6" x 4`11"
Entrance	Main	5`7" x 5`10"
3pc Ensuite bath	Upper	8`0" x 5`4"
4pc Bathroom	Upper	8`3" x 4`11"
Bedroom	Upper	10`0" x 10`0"

Room	Level	Dimensions
Dining Room	Main	10`5" x 9`5"
Pantry	Main	4`5" x 4`1"
Den	Main	12`7" x 8`11"
Bedroom	Upper	14`0" x 11`11"
Laundry	Upper	8`0" x 5`8"
Bonus Room	Upper	12`8" x 14`0"
Bedroom	Upper	9`11" x 9`11"

Walk-In Closet
Walk-In Closet

Upper
Upper

4`1" x 4`2"
7`10" x 6`8"

Bedroom - Primary
5pc Ensuite bath
Legal/Tax/Financial

Upper
Upper

16`8" x 12`7"
10`0" x 9`1"

Title:
Fee Simple
Legal Desc:

1912478

Zoning:
R-1

Remarks

Pub Rmks:

Discover your ideal home in the Dawson's Landing Community of Chestermere, Alberta! This FRONT DRIVE ATTACHED TRIPLE CAR GARAGE home has 2306 SQFT of developed living space, 9' FEET CEILING ON ALL THREE LEVELS, having 4 Bedrooms , 4 full Washrooms including full washroom on the main floor and Office or Den on the main floor which can also be used as 5 Bedroom. The gorgeous Chef's Kitchen on the 9' feet main floor features plenty of MAPLE WOOD CABINETS, SOFT CLOSE DOORS and DRAWERS, and UPGRADED SMART STAINLESS STEEL APPLIANCES and a LARGE CENTER ISLAND with PREMIUM QUARTZ COUNTERTOP AND WATERFALL and has a plenty of space for barstool seating. The kitchen opens to a large Great Room and Dining Nook. The GREAT ROOM has a centered FIREPLACE AND INBUILT SPEAKERS adding comfort and ambiance to the living area. You cannot miss natural sunlight through your ENLARGED WINDOWS. Upstairs you will find 9' FT CEILING, a bonus room, 4 Bedrooms including 2 PRIMARY BEDROOMS, 3 FULL WASHROOMS and the SEPARATE WET LAUNDRY ROOM. The One Primary Bedroom has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower. The 2nd primary bedroom has a 3pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. The wet laundry room has a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings, 3 EGRESS SIZED WINDOWS, and has plumbing rough in for sink and washroom, which is ready to grow with your family's needs. Furthermore unfinished BASEMENT has SEPARATE SIDE ENTRANCE and also has a great potential to develop a separate legal suite in future. The SMART HOME PACKAGE of this house make it easy to control almost everything from your phone. The extra large ATTACHED TRIPLE CAR GARAGE of the house can easily accommodate full size SUV,s and PICK UP TRUCKS. The extended Garage also has gas connection for future gas heater, and plumbing rough in for sink and drainage. Chestermere LAKE living is perfect for those who love to have Bicycle pathways, Beach, swimming Boating, leisure, ice skating in winter and nature living right at the doorstep. Having been lovingly maintained by one family since its construction, this Chestermere GEM is ready to welcome its next owners. Don't miss out- schedule your viewing today!

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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











