

**493 WEST LAKEVIEW DRIVE , Chestermere T1X2A3**

MLS®#: **A2167837** Area: **Dawson's Landing** Listing Date: **09/24/24** List Price: **\$575,000**  
 Status: **Active** County: **Chestermere** Change: **+\$55k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Chestermere**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,971 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Alley Access, Parking Pad**

Finished Floor Area

Abv Sqft: **1,546**  
 Low Sqft:  
 Ttl Sqft: **1,546**

DOM

**88**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle, Vinyl**  
 Heating: **Central, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Vinyl Siding**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 14`0"	Bedroom - Primary	Second	13`1" x 14`4"
Bedroom	Second	9`5" x 13`0"	Bedroom	Second	10`6" x 12`11"
4pc Bathroom	Second	5`7" x 10`9"	4pc Bathroom	Second	8`0" x 4`11"
2pc Bathroom	Main	5`4" x 4`11"	Den	Main	4`8" x 7`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1912378

R3

Remarks

Pub Rmks: **UPGRADES!! UPGRADES!! Welcome to the beautiful semi-detached previous show home of Morrison Homes. The house was built in 2019 but the possession was taken in 2023 where modern design meets unbeatable value, experiences 9-foot ceilings, an open-concept layout, and stylish designer touches throughout including gemstone lights. The kitchen boasts tall cabinets, elegant quartz countertops, and sleek stainless steel appliances. Relax and unwind in the great room, where a cozy fireplace takes center stage, framed by large windows inviting abundant natural light. Upstairs, retreat to the spacious primary bedroom, ensuite and large walk-in closet. Two additional bedrooms, a tasteful main bathroom, and an upper-floor laundry room, complete this level. The basement, with roughed-in plumbing, presents an opportunity for future development. Conveniently located near school, parks and lake. This home combines convenience with comfort. Book your showing today!!**

Inclusions: **Gas stove, range hood, Dishwasher, washer/dryer, Refrigerator, Window Coverings, Central Air Conditioner**  
 Property Listed By: **URBAN-REALTY.ca**

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

493 W Lakeview Dr, Chestermere, AB

Main Floor Exterior Area 730.00 sq ft  
Interior Area 638.14 sq ft



0 3 6 ft

PREPARED: 2024/05/24

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

493 W Lakeview Dr, Chestermere, AB

2nd Floor Exterior Area 730.00 sq ft  
Interior Area 731.43 sq ft



0 3 6 ft

PREPARED: 2024/05/24

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