



THE
A-TEAM

**RE/MAX
FIRST**

247 LAKEVIEW Cove, Chestermere T1X 1E7

MLS®#: **A2171598** Area: **Lakeview Landing** Listing Date: **10/08/24** List Price: **\$625,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **Chestermere**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,258 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,590**
 Low Sqft:
 Ttl Sqft: **1,590**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Irregular Lot,Level,Underground Sprinklers,See Remarks**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`1" x 9`6"	Entrance	Main	10`0" x 6`2"
Kitchen	Main	13`4" x 11`7"	Nook	Main	4`1" x 8`11"
Living Room	Main	13`4" x 13`6"	2pc Bathroom	Main	5`0" x 4`11"
Laundry	Main	7`7" x 8`3"	Covered Porch	Main	3`7" x 8`4"
Pantry	Main	3`8" x 3`8"	Bedroom - Primary	Upper	13`5" x 12`2"
Walk-In Closet	Upper	4`11" x 5`1"	4pc Ensuite bath	Upper	9`3" x 10`3"
4pc Bathroom	Upper	8`1" x 4`11"	Bedroom	Upper	10`10" x 8`11"

Bedroom
Den
Flex Space

Upper
Basement
Basement

11'0" x 8'11"
13'3" x 7'8"
8'4" x 7'10"

Family Room
Office

Basement
Basement

12'0" x 14'0"
8'4" x 6'7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9712607

Remarks

Pub Rmks:

Welcome to your Dream Home! Step into this Charming & Luxurious upgraded two storey home located on a quiet street in the coveted Lakeview Landing community in Chestermere. A Bright & Meticulously maintained and renovated family home boosting over 2250 Sqft of livable space, with a spacious fully finished basement & a heated double attached garage. Main floor features an updated formal dining room, living room accented by a cozy fireplace with mantle, and a modern upgraded kitchen adorned with sleek newer stainless steel appliances including an upgraded gas stove, and corner pantry, steps away to the patio door leading out onto the two tier rear deck ideal for entertaining, a conveniently located main floor laundry. Upper level features three bedrooms - primary with walk-in closet and a 4pc ensuite featuring a oversized jetted tub & separate shower, a total of two and a half bathrooms, this home has plenty of space for everyone. The bedrooms are spacious and bright, while the bathrooms are modern and stylish. Basement showcases a large rec room with bar and flex room ideal for a kids playroom or gym area. Enjoying all the benefits of a vibrant and thriving lakeside community. Call your favorite realtor today to book your private showing on this amazing home!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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









