



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**480 WEST LAKEVIEW Drive, Chestermere T1X 2A4**

MLS®#: **A2173539**      Area: **Dawson's Landing**      Listing Date: **10/16/24**      List Price: **\$550,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$10k, 17-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **3,758 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,539**  
 Low Sqft:  
 Ttl Sqft: **1,539**

DOM

**98**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lake,Lawn,Garden,Private,Rectangular Lot**  
 Park Feat: **Boat,Outside,Parking Pad,Paved,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Gas Range,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 6`5"	Living Room	Main	13`1" x 11`10"
Kitchen	Main	14`5" x 13`6"	Dining Room	Main	13`2" x 9`4"
Mud Room	Main	5`6" x 5`3"	Bedroom - Primary	Second	12`11" x 12`8"
4pc Ensuite bath	Second	5`9" x 11`8"	Bedroom	Second	9`3" x 10`5"
4pc Bathroom	Third	9`4" x 4`11"	Bedroom	Second	9`5" x 11`8"
Laundry	Second	3`1" x 5`10"	2pc Ensuite bath	Main	5`6" x 4`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-3**

**1912378**

Remarks

Pub Rmks:

**Modern 3-Bedroom Townhouse in Chestermere's Desirable Lake Community - No Condo Fees & Room for Your Boat or RV! Welcome to this exceptional 2-storey townhouse, built in 2020, boasting contemporary design and the ideal open-concept layout. Perfectly positioned on a spacious corner lot of over 3,500 sq ft, this home not only offers comfortable family living but also the rare convenience of space to park your boat or RV right on your property. The expansive lot provides ample room for outdoor living, and the large side yard is perfect for additional vehicle storage, whether you're an outdoor enthusiast with a boat or RV, or simply need extra parking space. With no condo fees, you have the freedom to enjoy and utilize this generous lot to suit your lifestyle. Inside, the bright main floor welcomes you with its open living, dining, and kitchen spaces, perfect for family gatherings and entertaining. The modern kitchen is equipped with sleek finishes, plenty of cabinetry, and a central island for added functionality. Large windows throughout fill the space with natural light, enhancing the airy and inviting atmosphere. Upstairs, you'll find 3 well-sized bedrooms, including the master suite, which features a luxurious ensuite with his and her sinks, and a walk-in closet. A convenient second-floor laundry room adds practicality to your daily routine. The partially finished basement offers even more potential, with framing already in place for a fourth bedroom, third full bathroom the rough plumbing is already completed, and only awaits your personal touch to complete additional living or recreational space. Located in the vibrant lake community of Chestermere, just steps away from a park and playground, this home offers the best of suburban living with easy access to outdoor activities, walking paths, schools, and shopping. Whether you're looking for space for your boat, RV, or extra parking, this property has the flexibility and freedom to meet your needs. With modern design, thoughtful features, and a prime location, this home is truly a rare find. Don't miss the opportunity to make it yours! Call your favourite Realtor today and book a showing!!!**

Inclusions:  
Property Listed By:

**shed**  
**CIR Realty**

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











