



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 WEST LAKEVIEW Drive, Chestermere T1X 1J1**

MLS®#: **A2177191**

Area: **Lakeview Landing**

Listing Date: **11/08/24**

List Price: **\$700,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **6,552 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,336**  
Low Sqft:  
Ttl Sqft: **2,336**

DOM

**14**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard,Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Storage**

Construction: **See Remarks,Silent Floor Joists,Stucco,Wood Frame**  
Flooring: **Carpet,Concrete,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Closet Organizers,Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 12`2"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`5" x 11`0"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>16`5" x 12`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`0" x 12`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 10`9"</b>
<b>Den</b>	<b>Main</b>	<b>13`7" x 9`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`8" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`4" x 12`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`11" x 13`7"</b>

6pc Ensuite bath  
Walk-In Closet  
Other  
Laundry

Second  
Second  
Lower  
Lower

11`7" x 9`6"  
7`4" x 4`11"  
12`10" x 4`0"  
13`0" x 10`8"

4pc Ensuite bath  
Family Room  
4pc Bathroom  
Bedroom

Second  
Lower  
Lower  
Lower

9`1" x 6`6"  
22`2" x 13`9"  
7`8" x 5`1"  
12`6" x 9`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0013222

Zoning:  
R-1

Remarks

Pub Rmks:

**\*\* BEAUTIFUL family home located in a prime Chestermere location - just a short walk from the Lake - Rainbow Creek Elementary - Chestermere Lake Middle School - and- RAINBOW Falls Park & path system. \*\* Very FUNCTIONAL and open floor plan. - From the large front entrance with sweeping spiral staircase upstairs, direct access to a large den/office at the front door. THIS leads to the beautifully upgraded "white" kitchen with a large eating island, a corner pantry, a seperate serving bar/area and a full complimate of top appliances. This room overlooks the large informal dining area -- the nice size GREAT room and the access to the AWESOME - Sun Room addition. The home has a good size back entry/mudroom with washer/dryer. Also a 2 pce main floor powder room. \*\* UPSTAIRS, features a very good sized "Primary Bedroom" with a 5 pce ensuite, included a seperate shower and jetted tub. PLUS a nice size walk-in closet. THE two secondary bedrooms are both huge and each has a seperate walk-in closet and their own sink with the "jack -&- Jill" washroom with shower. The front bedroom also has a "wall-to-wall" custom wall unit. \*\* DOWNSTAIRS, there is a very large family/games room area, a FOURTH bedroom and a full four pce bath with jetted tub. PLUS a hobby/workout room that features a second set of laundry hookups. \*\* THE home features beautifull oak flooring, upgraded mechanicals, Quartz counter tops & and has recently been painted. \*\* THE backyard is awesome - with mature landscaping - raised flower/garden beds - a terrific PRIVATE deck area off the Sun room, a large Wooden Storage/Garden shed -PLUS- a GREAT - very nice GREEN House along one side of the home. \*\* with crazy food prices what a plus! \*\* NOTE: call your favorite Realtor - or- come by our "OPEN House/s - Saturday -and- Sunday from 1:30 pm -to- 4:00 pm -- come and "CHECK-it-OUT" and say hi!**

Inclusions:  
Property Listed By:

Wooden garden shed, Green house & Fish tank in lower level  
Real Broker

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













