



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**853 WEST LAKEVIEW Drive, Chestermere T1X 1Z5**

MLS®#: **A2194046**

Area: **Chelsea\_CH**

Listing Date: **02/12/25**

List Price: **\$689,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Chestermere**  
City/Town: **2020**  
Year Built: **3,346 sqft**  
Lot Information  
Lot Sz Ar: **3,346 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,760**  
Low Sqft:  
Ttl Sqft: **1,760**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 22`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 10`4"</b>
<b>Family Room</b>	<b>Second</b>	<b>14`2" x 12`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 17`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>6`2" x 9`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`9" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 13`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2010045

Zoning:  
**R-1PRL**

Remarks

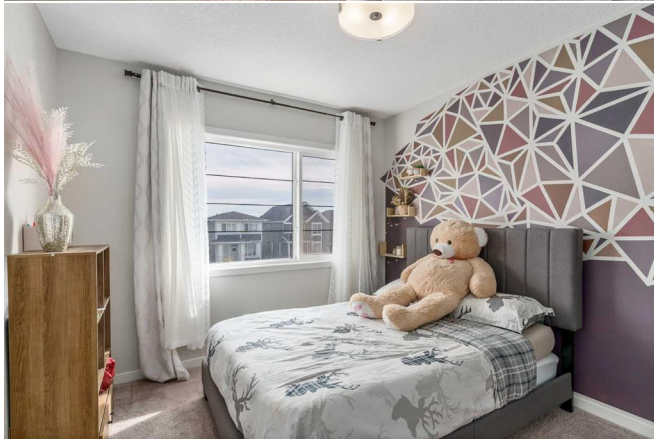
Pub Rmks: **RARE FIND - LOTS OF UPGRADES - GREAT HOME. Welcome to 853 West Lakeview Drive in Chestermere! This newer 1,760 sqft home features 9-foot ceilings on the main floor/basement, AC and a range of upgrades. When the sellers built with the builder, they had a choice to go for a cheaper version or the more premium version, the sellers chose the premium version so you're getting a lot more with this home. Enjoy modern elegance with vinyl plank floors, feature walls, and upgraded lighting throughout. The gourmet kitchen boasts top-of-the-line appliances, quartz countertops, upgrades ceiling-height cabinets with LED under-glow, and a spacious island. The adjacent dining area and cozy living room with a upgraded gas fireplace are perfect for gatherings. The home offers 3 bedrooms, 2.5 baths, and a luxurious primary suite with an en-suite and a walk-in closet. There have been many nights where the sellers have enjoyed the northern lights from their bedroom or can view the mountains. The upper floor also includes a convenient laundry room. Outdoors, you'll find a fully landscaped yard with a front EXPANDED verandah and a back deck, plus a newer double detached garage. The unfinished basement, with 9-foot ceilings, is ready for any renovation projects in kind. Chelsea offers a two connected pathway system which connect between all community amenities such as the three storm ponds / natural wetland ECO park, three parks + school, future commercial development and more! Located just 8 minutes from Costco, near Chestermere Shopping Center, this home offers easy access to local amenities, Chestermere Lake, Golf course, Middle School, Chestermere High School, and major roadways like Highway 1 and the TransCanada Highway. These areas have become very popular due to the development plans, short distance to Calgary and it's simply a great neighborhood. Don't miss out—schedule your viewing today with your favorite Realtor!**

Inclusions: **None**  
Property Listed By: **Real Broker**

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













**853 W Lakeview Dr, Chestermere, AB**

Main Building Total Exterior Area Approx. Grade: 1750.01 sq ft



While legends are included from this floor plan in CAD/CAD floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

