



THE
A-TEAM

**RE/MAX
FIRST**

608 WEST LAKEVIEW Drive, Chestermere T1X 1Z7

MLS® #: **A2196997**

Area: **Dawson's Landing**

Listing Date: **02/24/25**

List Price: **\$949,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2021

Lot Information

Finished Floor Area

Lot Sz Ar:

5,020 sqft

Lot Shape:

Abv Sqft:

2,312

Low Sqft:

Ttl Sqft:

2,312

DOM

59

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Concrete,Hardwood

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 5`6" x 5`4" | Foyer | Main | 10`11" x 15`0" |
| Living Room | Main | 15`1" x 18`10" | 4pc Bathroom | Upper | 10`2" x 5`3" |
| Bedroom | Upper | 10`2" x 12`10" | Family Room | Upper | 12`5" x 14`4" |
| Bedroom - Primary | Upper | 12`9" x 15`11" | 4pc Bathroom | Basement | 5`5" x 9`9" |
| Game Room | Basement | 18`6" x 24`9" | Furnace/Utility Room | Basement | 13`4" x 13`4" |
| Dining Room | Main | 7`11" x 19`5" | Kitchen | Main | 9`11" x 17`4" |
| Mud Room | Main | 8`1" x 8`2" | 5pc Ensuite bath | Upper | 13`1" x 11`4" |

Bedroom
Walk-In Closet
Storage

Upper
Upper
Basement

9`8" x 15`6"
6`5" x 12`8"
7`2" x 9`9"

Laundry
Bedroom

Upper
Basement

10`2" x 5`11"
12`10" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1912478

Remarks

Pub Rmks:

FORMER SHOWHOME Is Modern, elegant and ready to become part of your next chapter With over 3200 sf of living space.. This stunning three bedroom, two-and-a-half-bath, 2,116 square foot home in the heart of Dawson’s Landing, offers you an elevated experience with a livable open concept floor plan. 10' CEILINGS, sunlight, hardwood flooring and fine finishes flow throughout the home, leading you towards the kitchen, finished with quartz counters, gourmet appliances consisting of a built-in oven, gas cooktop, built-in microwave and range hood. Recline around the living room fireplace, move the party outdoors to the 20' x 8' deck, or head down to the FINISHED BASEMENT family room with a wet bar - this home truly has it all! When the party's over, unwind in the primary suite located on the home's second level, complete with a luxury ensuite with a soaker tub and a huge walk in closet. Some of the numerous other amenities include lockers in the mud room, central air, a double attached garage, an aggregate driveway, a covered front entrance, fully landscaped and numerous storage options. Situated in Chestermere, this NuVista Former showhome is convenient to the lake for beach activities, boating, fishing, skating and many other water sports. Close to schools, golf course and all amenities & conveniences.

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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













