

## 231 LAKESIDE GREENS Court, Chestermere T1X 1C8

02/27/25 MLS®#: A2197747 Area: **Lakeside Greens** Listing List Price: **\$739,900** 

Status: **Active** Chestermere Change: County: -\$10k, 21-Apr Association: Fort McMurray

Date:

Heating:

Sewer:

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

1998 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Chestermere

5,974 sqft

Low Sqft:

2,068

Finished Floor Area

Ttl Saft: 2.068

Abv Saft:

**Parking** 

DOM

Layout

Beds:

Baths:

Style:

55

Ttl Park: 4 2 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Cul-De-Sac, Greenbelt Park Feat:

Double Garage Attached, Driveway, Insulated

## Utilities and Features

Roof: Wood Construction:

Forced Air, Natural Gas Brick, Stucco Flooring:

Ext Feat: Balcony, Fire Pit, Garden Carpet, Linoleum, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Kitchen Appl: Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Int Feat:

Remarks, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

Level Room Dimensions Level Dimensions Room 2pc Bathroom Main 5'0" x 5'0" **Breakfast Nook** Main 12`1" x 10`11" **Dining Room** Main 12`5" x 12`11" Kitchen Main 10'0" x 16'5" 7`5" x 7`5" 17`1" x 16`5" Laundry Main **Living Room** Main 4pc Bathroom 8'2" x 9'5" 4pc Ensuite bath 13`3" x 12`8" Second Second **Bedroom** Second 10`11" x 14`9" Bedroom Second 10`3" x 15`6" **Bedroom - Primary** Second 13`6" x 16`6" 4pc Bathroom **Basement** 5`7" x 9`3"

Bedroom
Game Room
Furnace/Utility Room

Basement Basement Basement 11`4" x 12`5" 22`6" x 16`8" 12`7" x 6`8" Bedroom Storage Basement Basement 9`4" x 11`8" 4`6" x 8`9"

Legal/Tax/Financial

Title: Fee Simple Zoning: R-1

Legal Desc:

9311609

Remarks

Pub Rmks:

Discover Chestermere - Coveted LAKE community - close to Calgary! This is a Fabulous FIVE BEDROOM Home - in a Fabulous Location. Be one of only a few people to OWN a home in this special Golf community called Lakeside Greens. Original Owners have LOVED living here - for 26 years & now it is time for NEW people to make it their own! Did I mention the home is located on a QUIET cul-de-sac? PLUS, a Walkout basement & home backs onto a greenbelt - you can SEE the golf course & ponds (& even HOLE #3) - without danger of any golf balls flying into your yard or hitting your house!! Home faces EAST plus enjoys so much beautiful WEST light at the back!!! SO many windows & a floor plan that invites the light to travel THROUGH the home. If you LOVE natural light - this one is for you! You will appreciate the curb appeal of this Brick and Stucco home. We took exterior photos last summer - so you can see this home, the lawn and the gardens in its finest hour!!! Enjoy that HUGE driveway. Start your visit in the spacious foyer. Vaulted ceilings here and a good-sized front closet. Formal dining room to entertain and host special meals or could become a home office or a second living area if you prefer?! Laundry room on this level, 2-piece bath and OPEN concept kitchen/dining/living area perfectly located at the back! Kitchen offers loads of space to store everything & entertainers will LOVE the island prep/counter space! Transition directly out to your top deck - to BBQ or enjoy a meal/beverage on those sunny days. Convenient eating area & a BIG living room, more windows & a cozy fireplace. Can you SEE yourself here? Large drywalled, insulated garage with high ceilings = room for even more storage/toys/tools/bikes etc. Transition upstairs to find 3 LARGE Bedrooms. Full 4piece bath. Primary bedroom offers space for all your furniture, a perfect chair "spot" to enjoy the view, nice sized closet, private toilet/shower area & a corner jetted tub. Your fully finished WALKOUT BASEMENT - offers TWO more bedrooms (or office/gym/hobby spaces!) Another 4 piece bath. A HUGE living area - perfect for watching movie, playing games or just another spot to soak in the SUN! Head outdoors and have a fire in your own pit. SO MUCH STORAGE + a cold storage room perfect for Costco Trips (only 17 mins away!) Walk to the lake in 10 minutes. Year round activities - lay on the beach, swimming, paddleboarding, kayaking, boating, waterskiing, surfing, sailing, fishing, jet skiing, skating! Get downtown - or to the Calgary International Airport - in under 25 mins, This is your chance to enjoy "small-town" living - with all the benefits/shopping/restaurants/amenities of a bigger city! Call your favorite realtor to view this one soon...

Inclusions:

Property Listed By:

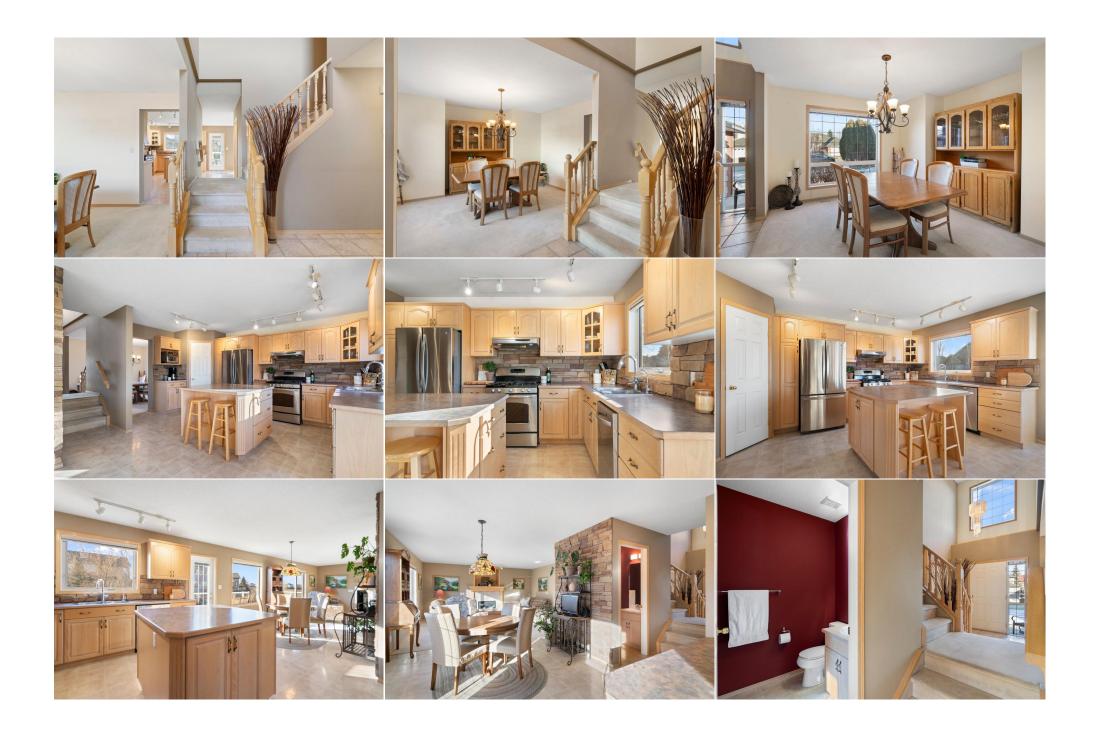
Hot Tub "AS-IS", Firepit, Racking attached in Garage, 5 shelves - including TV bracket on wood decor in upstairs bedroom, Shelves in Ensuite Closet of Primary Bedroom, Speakers in Basement, Water Distiller, Freezer and Shelves in Cold Rooms, Hot Tub Chemicals/Filters

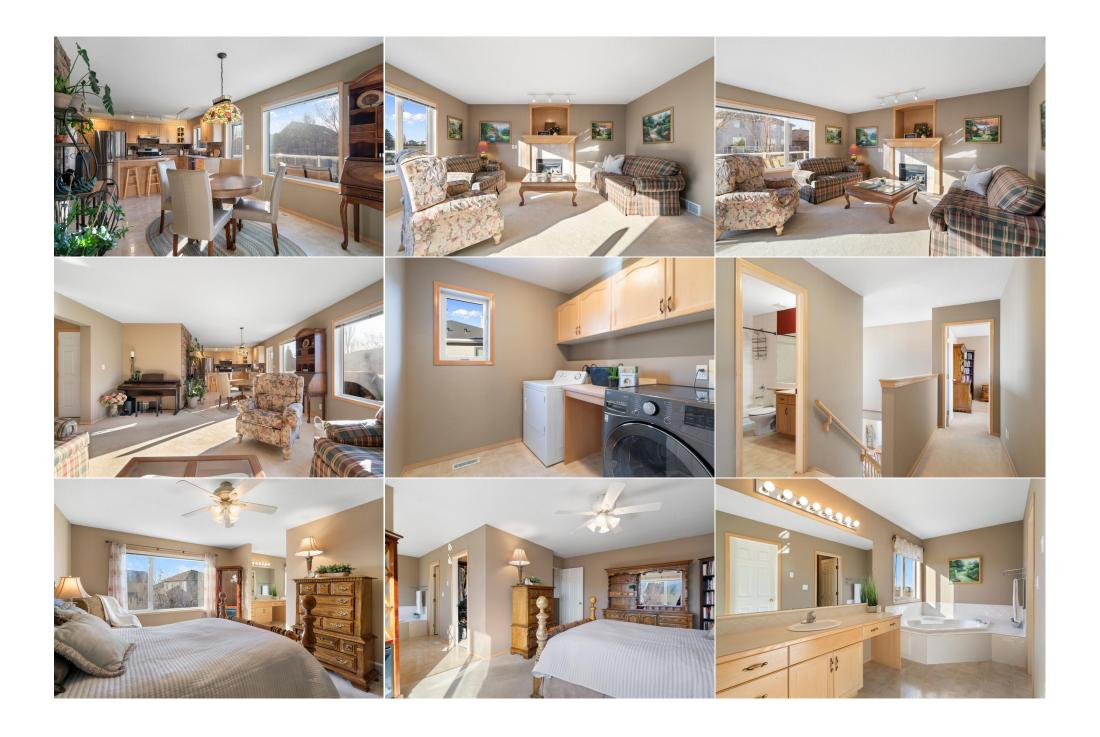
Royal LePage Benchmark

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

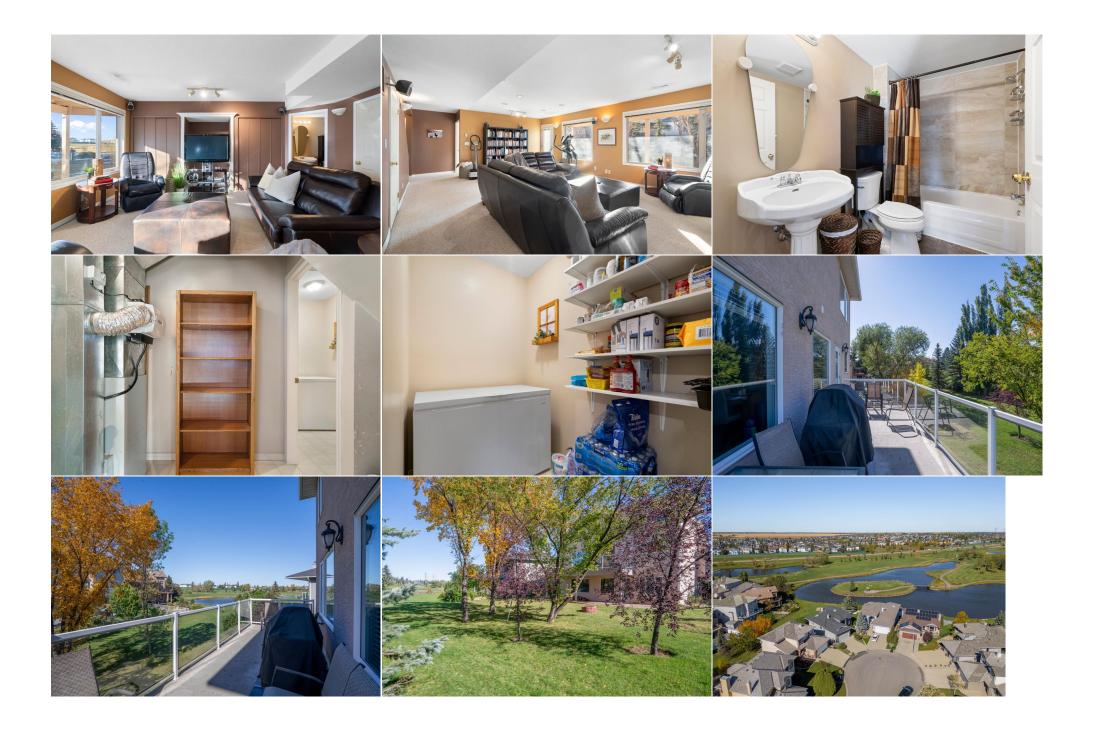














## 231 Lakeside Greens Ct, Chestermere, AB Basement (Below Grade) Exterior Area 1002.95 sq ft

