



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 LAKESIDE GREENS Court, Chestermere T1X 1C8**

MLS®#: **A2197747**      Area: **Lakeside Greens**      Listing Date: **02/27/25**      List Price: **\$739,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$10k, 21-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **2,068**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,974 sqft**      Ttl Sqft: **2,068**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Greenbelt**  
 Park Feat: **Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Wood**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit,Garden**

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Linoleum,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Track Lighting,Vaulted Ceiling(s),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>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>12`1" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 12`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 16`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`5" x 7`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`1" x 16`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 9`5"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>13`3" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 14`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 15`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 16`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`7" x 9`3"</b>

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**  
Legal Desc:

Zoning:  
**R-1**

**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 4-piece 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:

**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**

Property Listed By:

**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**

Main Floor Exterior Area 1086.07 sq ft  
Excluded Area 486.75 sq ft



0 4 8 ft

PREPARED: 2025/02/27



White regions are excluded from total floor area in CEXDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**231 Lakeside Greens Ct, Chestermere, AB**

2nd Floor Exterior Area 972.54 sq ft  
Excluded Area 73.92 sq ft



0 3 6 ft

PREPARED: 2025/02/27



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