



THE
A-TEAM

**RE/MAX
FIRST**

853 WEST LAKEVIEW Drive, Chestermere T1X 1Z5

MLS®#: **A2201213** Area: **Chelsea_CH** Listing Date: **03/11/25** List Price: **\$669,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

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

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

DOM

3
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** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-1PRL**
 Legal Desc: **2010045**

Remarks

Pub Rmks: ***** OPEN HOUSE SATURDAY MARCH 15, 2025 , 1 pm - 3 pm *** 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:

Property Listed By:

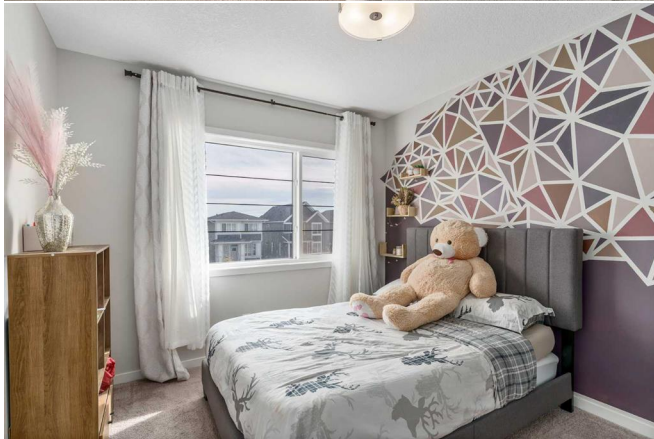
None

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

IGUIDE