



**GRASSROOTS**  
REALTY GROUP

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**109 Lakeside Greens Drive  
Chestermere, Alberta**

**MLS # A2269266**



**\$839,900**

<b>Division:</b>	Lakeside Greens		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,454 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Street Lighting, Treed		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage		

**Inclusions:** n/a

**\*\*PRESTIGE MEETS NATURE-INSPIRED LIVING\*\*** Welcome to your perfect retreat &mdash; a former show home that fronts onto peaceful greenspace and backs onto a picturesque golf course, offering tranquil lake views from the back porch and ample sunshine throughout! With a coveted south-facing backyard, you&rsquo;ll enjoy sunshine and warmth from morning through evening, creating the ideal backdrop for both quiet moments and lively gatherings! Inside, vaulted ceilings and fireplaces throughout create a sense of cozy grandeur, while expansive windows frame the beauty of the outdoors in every season. Upstairs, the serene primary suite features a private balcony overlooking the golf course &mdash; perfect for sipping your morning coffee or watching nature unfold in winter. The luxurious ensuite invites relaxation with its jetted tub and spa-inspired finishes. With three spacious bedrooms upstairs and a private guest suite in the walk-out basement, there&rsquo;s ample space for extended family or memorable visits! Step outside to take in the lake views, or gather by the gentle glow of the fireplace for effortless warmth and ambiance. Every corner of this home invites comfort, connection, and a life beautifully lived. Book your private showing today!