



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**800 E Lakeview Road
Chestermere, Alberta**

MLS # A2287110



\$1,499,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,065 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Bosch Coffee station, Telus Security equipment, Control 4 system for lights, speakers and front camera, Nest thermostats, Nest CO/smoke detectors, Automated window coverings

Welcome to this exceptional custom-built home designed for modern multigenerational living, offering 4,343 sq ft of developed living space with the perfect blend of luxury, comfort, and functionality for large or extended families. From the moment you arrive, the striking curb appeal stands out with rich timber accents, elegant stone detailing, and beautiful landscaping. Inside, soaring 10-foot ceilings, expansive windows, and rich hardwood flooring create a bright and welcoming atmosphere filled with natural light. At the heart of the home is the expansive chef-inspired kitchen, thoughtfully designed for family gatherings and entertaining. Anchored by an oversized quartz island, this impressive space features extended pantry storage, custom cabinetry, and high-end appliances. The kitchen flows seamlessly into the dining nook and spacious living room, where a gas fireplace creates the perfect gathering space. The formal dining room with custom coffered ceilings offers an elegant setting for hosting celebrations and family dinners, while direct access to the second deck allows for seamless indoor-outdoor entertaining. The main floor also includes a flexible bedroom or home office, ideal for aging parents or guests, along with a stylish powder room featuring a heated bidet. Upstairs, the thoughtfully designed layout offers both privacy and comfort. A spacious bonus room provides an additional family living area perfect for movie nights or children's activities. The luxurious primary suite features large windows, a walk-in closet, and a spa-inspired ensuite complete with a freestanding soaker tub, oversized walk-in shower, dual sinks, and heated bidet toilet. Two additional oversized bedrooms and a beautifully finished full bathroom with dual sinks and separate shower and toilet areas make busy mornings easier for larger families. Convenient upper-level

laundry completes this floor. The fully developed basement expands the home's versatility with a large recreation room featuring a second gas fireplace, custom bar, striking stone wine feature wall, an additional bedroom, full bathroom, and hidden secure office/games room. Modern comfort is integrated throughout with Control4 smart home automation, built-in speakers, automated window coverings, and Nest thermostats. The oversized 2.5-car garage with three garage doors and workshop space offers flexibility for multiple vehicles, storage, or hobbies, and is already set up for two EV charging stations. Outside, the fully fenced and beautifully landscaped yard features two decks, a pergola, underground sprinklers, a custom-built shed, and a custom stone-accented fence. Additional upgrades include two furnaces, tankless hot water, water softener, and premium finishings throughout, all approximately four years old. This exceptional property offers the rare combination of luxury, space, and functionality that today's multigenerational families are searching for.