



**800 E Lakeview Road  
Chestermere, Alberta**

**MLS # A2287110**



**\$1,599,900**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,065 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped		

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

**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 residence where timeless architecture, elevated craftsmanship, and advanced technology come together to create a truly remarkable home. Offering 4,343 sq ft of developed living space, this property delivers an outstanding blend of luxury, comfort, and thoughtful design. From the moment you arrive, the striking curb appeal sets the tone with rich timber accents and elegant stone detailing. Inside, soaring 10-foot ceilings, expansive windows, and rich hardwood flooring create a bright, open atmosphere filled with natural light. The heart of the home is the stunning chef-inspired kitchen, designed for both entertaining and everyday living. Anchored by an oversized quartz island, this impressive space features extended pantry storage, custom cabinetry, and high-end appliances. The kitchen flows effortlessly into the dining nook and living room, where a gas fireplace creates a warm focal point. Step outside to one of two decks and enjoy seamless indoor-outdoor living. The formal dining room showcases custom coffered ceilings and direct access to the second deck, offering a refined setting for hosting family and guests. A private home office and a stylish powder room featuring a heated bidet complete the main level. Upstairs, 9-foot ceilings and a thoughtfully designed layout provide both comfort and privacy. A spacious bonus room offers the perfect space for relaxing or movie nights. The luxurious primary suite is a true retreat, featuring large windows, a generous walk-in closet, and a spa-inspired ensuite complete with a freestanding soaker tub, dual sinks, oversized walk-in shower, and heated bidet toilet. Two additional bedrooms, a beautifully finished full bathroom with dual sinks and separate shower and toilet space, along with convenient upper-level laundry, complete this floor. The fully developed basement expands

the home's entertaining potential with a large recreation room featuring a second gas fireplace and a custom bar highlighted by a striking stone wine feature wall—perfect for displaying your collection. This level also includes an additional bedroom, a full bathroom, and a hidden secure safe room. Modern comfort is seamlessly integrated throughout with Control4 smart home automation, built-in speakers throughout, fully automated window coverings, and Nest thermostats, allowing effortless control of lighting, sound, climate, security and privacy. The oversized 2.5-car garage features three garage doors (two front and one side) and includes a workshop area, ideal for hobbies or additional storage. Also, set up for two charging stations. Outside, the beautifully landscaped and fully fenced yard offers the perfect balance of relaxation and entertaining. The fence was custom -built with stone corner pillars to match the house. Also complete with underground sprinklers, a custom-built shed, two decks, and a pergola. Upgrades include two furnaces, tankless hot water, and a water softener all 4 years old.