



**251 Lakeview Cove  
Chestermere, Alberta**

**MLS # A2289312**



**\$698,000**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane		

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

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Recreation Facilities, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Cabinets in the garage, Cabinet with stained glass in the bonus room, pool table in the basement

**FIRST TIME ON THE MARKET &ndash; TRULY CUSTOM BUILT** This is a rare opportunity to own a home that was custom built by the original owner, a superintendent at a construction company, where every detail and every layout decision was planned ahead with intention and precision. This isn&rsquo;t a cookie-cutter build&mdash;this is a thoughtfully designed home that reflects experience, quality, and long-term vision (NO POLY-B). With approximately 3,000 sq ft of total living space, there&rsquo;s plenty of room for families to grow, gather, and enjoy. Built in 1998, the home has been exceptionally well maintained and thoughtfully upgraded over the years. Major updates include a new furnace (2018), two new hot water tanks (2018), and a new roof (2018) with approximately 25 years of warranty remaining, offering true peace of mind for the next owner. Upstairs, the primary bedroom features a rare and cozy private fireplace - a standout feature that creates a warm, relaxing retreat at the end of the day. The rest of the home follows a smart, efficient, and well-balanced layout, designed for real life, not just looks. The kitchen flows seamlessly into the living room, making the main floor perfect for entertaining and everyday living alike. Main-floor laundry adds convenience, central air conditioning keeps the home comfortable through the summer, and the large west-facing backyard is ideal for pets, kids, BBQs, and long summer evenings. Located on a safe, quiet circular cul-de-sac in an established and family-friendly neighborhood, this home is just blocks from Lake Chestermere, nearby schools, and the golf course. Enjoy the welcoming community and small-town charm of Chestermere, while being only minutes from Calgary and all major amenities. Adding even more value, select items may be included in the sale, including custom stained-glass

cabinetry in the bonus room, garage cabinets, and the pool table in the basement&mdash;making this home move-in ready with thoughtful extras already in place. Homes built with this level of care, foresight, and craftsmanship rarely come to market. If you&rsquo;re looking for quality, space, and location&mdash;this one checks every box. Contact your favorite Realtor for a showing.