



GRASSROOTS

REALTY GROUP

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**405 Lakeside Greens Place
Chestermere, Alberta**

MLS # A2304311



\$735,000

Division:	Lakeside Greens		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,516 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

Inclusions: dishwasher 2, refrigerator 2, washer / dryer 2, storage shed

**** Open House Saturday May 09 2-4pm**** Boasting 2,832 sq ft of developed living space, this executive walk-out bungalow includes a spacious mother-in-law suite (illegal) and backs onto Hole 1 of the golf course with spectacular views. The main level offers vaulted ceilings and an open-concept layout anchored by an updated gourmet kitchen featuring abundant cabinetry, high-end stainless steel appliances, and granite countertops. The kitchen flows into the living room, highlighted by cathedral windows and a gas fireplace. The dinette steps out to an extended balcony—perfect for soaking in the beautiful golf course views. The generous primary bedroom also enjoys direct balcony access and is complemented by a large 4-piece ensuite with heated ceramic tile floors, a jetted soaker tub, and a separate shower. A formal dining room, den/study, 2-piece bath, and a laundry/mudroom complete the main level, with convenient access to the fully finished, oversized garage. Downstairs, the bright walk-out level features large windows and impressive views of its own. You’ll find a spacious family room with a three-sided fireplace, plus a den/bedroom, and access to a large patio. An unbelievably large kitchen/dining area offers plenty of cupboards, quartz countertops, stainless steel appliances, and a large pantry. This level also includes a 4-piece bath, a mechanical room with a second laundry area, and a third bedroom with a 3-piece ensuite. on an oversized lot in a quiet cul-de-sac, this home offers an outstanding location and incredible potential. With your ideas and a little polishing, this property could be the crown jewel of the cul-de-sac.