



**GRASSROOTS**

REALTY GROUP

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**333 Viewpointe Terrace  
Chestermere, Alberta**

**MLS # A2304362**



**\$835,000**

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,085 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	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>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Tucked into a quiet, family-friendly cul-de-sac on a rare HUGE pie-shaped lot, just 2 mins from Chestermere Lake and set in a safe, welcoming community. With over 3000 sq feet, 4 BEDROOMS plus a BONUS room upstairs, a MAIN FLOOR OFFICE and even more room to grow. The main floor delivers exactly what today's buyers are looking for - open, bright and functional without feeling cookie-cutter. Hardwood floors, large windows and a thoughtful layout create a space that feels warm and inviting the moment you walk in. The kitchen is a true anchor of the home. Rich cabinetry, granite countertops, stainless steel appliances and a massive island create a space designed for connection. Whether it's busy mornings or hosting family and friends, there's room to gather without feeling crowded. The walkthrough pantry connects seamlessly to a well-designed mudroom with built-in bench seating and a walk-in closet. Upstairs, a spacious bonus room offers flexibility for a media space, kids' hangout or second living area. All four bedrooms are generously sized. The primary bedroom is huge with an oversized walk-in closet, additional linen storage and an ensuite with double sinks, a deep soaker tub, an oversized separate shower and a private water closet. Upstairs laundry is exactly where you want it, with enough space to function as a proper room, not just a closet. The basement is full of opportunity. Unfinished, but with four large windows, it feels bright and open and offers the potential to create a fully developed space without the typical basement feel. The oversized pie-shaped yard gives you real breathing room between neighbours. A large SUNNY SOUTH-facing yard means all-day sun, making the expansive deck and yard ideal for summer BBQs, entertaining or simply unwinding at the end of the day. Located directly across from

greenspace and a park, you'll often find families and kids enjoying the outdoors just steps from your front door. The neighbourhood is known for its friendly, community-oriented feel, with great neighbours and a sense of safety that's hard to replicate. Beyond the home itself, the lifestyle here is what truly stands out. Spend summers at the lake enjoying boating, kayaking or paddleboarding, take evening walks or bike rides along the pathways leading to John Peake Park, and enjoy front-row access to Chestermere's fireworks. All of this while still having quick access to 16th & 17th Ave for an easy commute into Calgary. A well-maintained home, in a location that offers both connection and calm. This is the kind of place where memories are made. **\*\*Be sure to check out the 3D tour! \*\***