



**876 East Lakeview Road  
Chestermere, Alberta**

**MLS # A2305748**



**\$1,378,800**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,460 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC(RE)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Range Hood x2, Refrigerator x2, Washer

LOCATED on A MASSIVE ESTATE LOT (75ft x 122 ft)!! 5 ENSUITES!! BEDROOM AND FULL BATH ON MAIN LEVEL!! EVERY BEDROOM HAS A W.I.C!! COVERED DECK!! GORGEOUS BACKYARD!! BALCONY WITH LAKE VIEWS! EXTENDED DRIVEWAY!! EXTRA KICHEN IN GARAGE!! 2 A/C UNITS!! This modern marvel stands out with its combination of dark stone and greyish blue stucco exterior! Offering just under 5100 SQ FT of Quality Luxurious Living Space with 7 Bedrooms, 7 Baths (6 FULL bath and 1 half bath) and Attached Triple Garage! Spacious and functional Open Floorplan Concept. The main floor offers a living room, dining, family room with fireplace, breakfast nook with access to your COVERED DECK and half bath. The kitchen is chef's dream; fully equipped with Quartz Countertops, Stainless Steel Appliances, Kitchen Island, Huge Pantry and SPICE KITCHEN! Another awesome feature on the main level is the BEDROOM WITH ITS OWN ENSUITE! Perfect for families with older individuals. Now make your way to the upper level, featuring a bonus room, FULL bath and 4 bedrooms. Of the 4 bedrooms, 2 are masters with their own ensuites. The grand master however boasts a 5 PC ensuite and a W.I.C fit for a King and Queen! You can access your BALCONY WITH LAKE VIEWS from the bonus room. The laundry feature is conveniently located on the upper level. This home still has more to offer. The FULLY FINISHED BASEMENT WITH SEPARATE ENTRANCE is an amazing place to chill and hangout. Featuring a rec room with WET BAR and 2 bedrooms with ensuites! In addition to this, the basement is roughed-in and setup to be an illegal suite! Moving on to the exterior of the home, you have an extended driveway as well as a large backyard that is spacious and gorgeous! Low maintenance landscape as well! This home is just a stone's

throw from Chestermere Lake and has easy access to all the amenities you need! GREAT VALUE! AMAZING LOCATION! HUGE LOT!  
QUALITY BUILD!