



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**928 East Lakeview Road
Chestermere, Alberta**

MLS # A2305783



\$1,274,999

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,210 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Drive Through, Front Drive, Garage Door Opener, Garage Faces		
Lot Size:	0.21 Acre		
Lot Feat:	Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Siding	Zoning:	DC(RE)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to a beautifully appointed Chestermere home where thoughtful design, elevated finishes, and an exceptional family-focused location come together with ease. From the front entry, the home immediately feels polished and intentional, with elegant wainscoting, 9-foot doors on the main level, wrought iron railing, and Hunter Douglas blinds over large entrance windows. The main floor unfolds with hardwood flooring taking you into the living room with a soaring cathedral ceiling that brings volume and presence to the space, while the dramatic fireplace wall maintains a warm and welcoming atmosphere. A wall of windows floods the main level with natural light and the remote blinds provide ease of use. The kitchen is the heart of the home and is designed to be both beautiful and highly functional, centered around an oversized quartz island with statement pendant lighting. A wine fridge, countertop stove with an integrated hoodfan, JennAir double ovens, microwave, dishwasher, plus a refrigerator with intelligent dispenser create a kitchen that feels as practical as it is polished. Storage is not overlooked with extensive pot drawers, a large walk-in pantry, and back entrance built-ins. The dining room has a striking coffered ceiling and wainscoting for an elevated dining experience (optional use as a den). Upstairs, the layout continues to deliver with double door access into the primary suite, complete with vaulted ceilings, window benches, dual access walk-in closet with custom organizers and conveniently combined access to the upper laundry. A spacious 5-piece en suite with a water closet, soaker tub, and steam shower will transform your primary bedroom into a luxurious spa experience. 3 additional bedrooms and a large bonus room complete the upper. The fully developed lower level offers versatility in living for multigenerational or larger family units with a 5th

bedroom, a full bath, French door access to a hobby room (or den), a granite-topped wet bar with storage cabinetry, and a large open rec area with lots of windows. Over 850 sq ft of heated garage space (holds 3 vehicles and some toys) with an extra full-sized door out the back. A large deck with BBQ gas line, heater gas line, concrete hot tub pad, fire pit gas bib, and a permitted hot tub rough-in already in place. Recent updates, including new water tanks. Added luxury items such as electric Hunter Douglas blinds in main areas, Control4 smart home technology, central air (2), underground sprinklers, and a central vacuum system. The location is just as special as the home itself. Positioned almost adjacent to a K-9 school, playground, and sports field, and backing onto a green space and pathway that children can take to school without crossing a road — an approximately five-minute walk that makes the daily routine feel simple, safe, and incredibly convenient. This is a home that balances elegance with livability, offering the space, setting, and thoughtful details that elevate everyday life.