



**GRASSROOTS**  
REALTY GROUP

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1060 West Lakeview Drive  
Chestermere, Alberta

MLS # A2314427



**\$489,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Thoughtfully maintained and showcasing like new, this stunning semi-detached home in Chelsea, delivers refined modern living in one of the city's most thoughtfully designed master-planned communities. From the moment you step inside, soaring 9-foot ceilings and rich luxury vinyl plank flooring set the tone for the elevated finishes found throughout the main level. The living room is generous and light-filled, flowing seamlessly into a designer kitchen that is nothing short of exceptional. Custom wood grain cabinetry, gleaming quartz countertops, a tiled backsplash, and stainless steel appliances create a space that is as functional as it is beautiful. Two islands anchor the kitchen with purpose, a dedicated prep island for the home chef and a peninsula seating island perfect for casual dining and entertaining, while a walk-in pantry ensures storage is never a concern. A spacious dining area completes the main floor, with direct access to a South facing yard that fills the home with natural light throughout the day. Upstairs, an open and airy bonus room offers the flexibility your lifestyle demands. The master suite is a true retreat, featuring elegant tray ceilings, a generous walk-in closet, and a well-appointed ensuite with a walk-in shower. An additional spacious bedroom, a full family bathroom, and the convenience of upper-level laundry round out a thoughtfully designed upper floor. The unfinished basement, complete with a separate side entrance, presents an exceptional opportunity for future development, whether as a mortgage helper, private suite, or a multigenerational living space tailored to your family's needs. Beyond the home itself, Chelsea is a 320-acre master-planned community on the western edge of Chestermere, where natural beauty meets everyday convenience. Five acres of protected wetlands, a large eco-park, and nearly five kilometers of

regional pathways and green spaces give residents a genuine connection to the outdoors. East Hills Shopping Centre is just five minutes away, Chestermere Lake which offers year-round recreation, seasonal swimming, and lakeside dining, is moments down the road, and downtown Calgary is an easy 20 minute commute.