



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**37 LAKESIDE GREENS Close  
Chestermere, Alberta**

**MLS # A2314787**



**\$769,900**

<b>Division:</b>	Lakeside Greens		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed, Pool Table, Garage Heater, Blink Security System, TV Brackets

Open House Saturday, June 20th, 2-4 pm!! LAKESIDE GREENS! Backing directly onto the 14th hole in desirable Lakeside Greens Golf Course, this beautifully upgraded two-storey walk-out offers a rare blend of privacy, space, mature landscaping, and everyday convenience in the heart of Chestermere. With 1,918 sq. ft. above grade, a total of 4 bedrooms, 3.5 bathrooms, and a fully finished walk-out basement, this home is set on a peaceful lot surrounded by mature trees, lush gardens, multiple outdoor seating areas, and open views across the fairway. A large driveway and heated, double attached garage add excellent everyday function, with one extended-depth bay currently used as a workshop and offering great flexibility for storage, tools, bikes, a motorcycle, ATV, or a longer vehicle. Inside, the vaulted FORMAL LIVING ROOM AND DINING ROOM combination makes an immediate impression, with soaring ceilings, a dramatic feature window, updated flooring, and an open upper landing that gives the home a bright, airy feel. The main level continues into a warm rear family room with a gas fireplace, built-ins, and stunning golf course views. The kitchen sits comfortably at the heart of the home, featuring dark cabinetry, granite countertops, stainless steel appliances, tile backsplash, pantry storage, and easy connection to the dining area, family room, and upper deck. Main floor laundry with a 2-piece bathroom adds practical convenience. Upstairs, the spacious primary bedroom enjoys peaceful views, a walk-in closet, and an updated 5-piece ensuite with dual sinks, subway tile detail, a separate tub, and separate shower. Two additional upper bedrooms and a 4-piece bathroom complete the level, offering comfortable space for family, guests, or a home office. The finished walk-out basement adds another full layer of flexibility, with a large

recreation/games area, separate family room, fourth bedroom, 3-piece bathroom, excellent storage, and direct access to the backyard. Truly an ideal setup for teenagers, guests, a gym, media room, hobby space, or multi-purpose family living. The outdoor spaces are where this property truly shines. Enjoy coffee on the upper deck, relax beneath the covered lower patio, gather around the circular paver seating area, or unwind among the mature trees, gardens, and open golf course backdrop. Set in the family friendly and established area of Lakeside Greens golf course, this home offers a central and convenient location close to the lake, pathways, schools, shopping, restaurants, services, and everyday amenities. It is a rare combination of setting, space, views, and lifestyle in the heart of Chestermere. The Poly B has been removed and a new furnace in 2026! Move in and enjoy! Click on the link to view the Virtual Tour!