



**79 West Lakeview Passage
Chestermere, Alberta**

MLS # A2314882



\$600,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,860 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: N/a

Located in the serene community of Lakeview Landing in Chestermere, this beautifully renovated 3-bedroom, 2-bathroom bi-level home with air conditioning is a must-see! The main floor features luxury vinyl plank flooring throughout, complemented by vaulted ceilings. The stylish kitchen showcases white cabinetry with granite countertops, a decorative subway tile backsplash, stainless steel appliances, and a kitchen island topped with a skylight, bringing in an abundance of natural light. A formal dining area and an additional eating space just off the kitchen are adorned with updated lighting. The large living room includes a cozy gas fireplace, along with a front sitting room and a versatile flex room perfect for a home office. Upstairs, you'll find a common 4-piece bathroom and three spacious bedrooms, including the primary suite, which offers ample closet space and a private 4-piece ensuite. The lower level is unfinished but presents excellent potential for a future recreation room, a fourth bedroom, and an additional full bathroom. Enjoy sunny days on the front patio or in the backyard, which features a two-tiered deck and a fully fenced, landscaped, and private outdoor space. Conveniently located near the golf course, lake, schools, shops, restaurants, parks, and more, this home truly offers the perfect blend of comfort and accessibility. Book your viewing today!