



GRASSROOTS
REALTY GROUP

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**249 West Lakeview Place
Chestermere, Alberta**

MLS # A2314894



\$639,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Quick summary: 3 bed | 2 full bath, 2 half bath | Separate loft/bonus room | Open plan main floor, kitchen, dining | Separate mudroom/laundry room | Developed open plan basement with half bath | Double attached garage | Large fenced garden | Has central heat and AC | Ideally located in the community of Lakeview Landing in West Lakeview and steps away from the Middle school (CLMS), close to walking and biking paths, schools, shops and restaurants, the Chestermere Family Bike Park and just a short drive to Chestermere's public beach. This 3 bedroom, 3.5 bathroom, fully developed 2 storey home with Developed Open Plan Basement (Has washroom and pantry/Coldroom and utility room) with pool table and mini bar area. Enjoy your morning coffee on the front porch as you send the kids off to school just a block away. The main floor features an open-concept kitchen with large walk-through laundry/mudroom and island with eating bar, a living room with cozy gas fireplace and a dining area, which overlooks the quiet, spacious, treed garden out back. Property has an automated irrigation system front and back. The main floor is bathed in natural light from the large south-facing windows. There's a main floor laundry area and discrete powder room on this floor. Upstairs you'll find a large bonus room with a corner gas fireplace and three bedrooms. A 2nd and 3rd bedroom of good size and the spacious primary with massive walk-in closet, large ensuite. Another bathroom completes this floor. The basement has a bachelor-style large storage/flex room/office, a spacious living room with pool table and mini bar and washroom. The sunny south facing backyard is the perfect place to unwind after a long day or enjoy a weekend BBQ with family and friends! Large 2 level composite deck with gazebo and curtains for windy days. This

home offers endless possibilities for a large or growing family in a location that's hard to beat! There is a central Air conditioning included.