



**587 East Lakeview Road
Chestermere, Alberta**

MLS # A2317651



\$1,299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,275 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.16 Acres		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: AS-IS WHERE IS.

1.16 Acres | Close to Chestermere Lake | Bi-Level | Indoor Pool & Pool House | Detached Double Garage | Expansive Deck | East Facing | 1,274 SqFt | 3 Bedrooms | 1.5 Bathrooms | Dedicated Dining Room | Laminate Countertops | Black Appliances | Expansive Living Space | Large Windows | Ample Natural Light | Tile Flooring | Basement Rec Room | Quick Access to HWY 1. Welcome to this unique property situated on 1.16 acres just minutes from Chestermere Lake. This bi-level home offers 1,274 SqFt above grade with 3 bedrooms, 1.5 bathrooms, expansive living space and a functional layout throughout the main and basement levels. The main level is filled with natural light from large windows and features a spacious living room, dedicated dining room and kitchen with laminate countertops and black appliances. The 3 bedrooms and 1.5 bathrooms complete the main level. The basement is partially finished with 2 rec rooms, storage space and a laundry area with a stacked front load washer and dryer. Outside, the property offers plenty of space to enjoy with an expansive deck, private driveway, detached double garage, indoor pool and pool house. The pool house which has exterior access has a massive entertainment space with tile floor and a 2pc bath. This is the perfect area to have dry lounge furniture and a dining set. The indoor in ground pool is massive with a concrete pool deck surrounding it. The pool area has skylights allowing natural light to beam in and has access to both sides of the backyard with sliding glass doors. The large lot presents endless possibilities for future use and enjoyment. Located just minutes from both Sunset Beach and Sunrise Park, within walking distance to schools and close to everyday amenities. Enjoy quick access to Highway 1 for an easy commute. Property is being sold as-is, where-is. A rare opportunity to own an

acreage property in a sought-after location near Chestermere Lake. Hurry and book your showing at this incredible property today!