



**251 Lakeview Cove
Chestermere, Alberta**

MLS # A2319210



\$689,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Recreation Facilities, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Pool table is negotiable

Welcome to this beautifully maintained family home offering approximately 3,000 sq. ft. of developed living space, perfectly situated on a quiet circular cul-de-sac in one of Chestermere's most established, safe, and family-friendly neighbourhoods. Location is everything, and this home delivers. Enjoy being just a short walk to both Catholic and public elementary schools, a junior high school, scenic parks, Lake Chestermere, and the golf course. Whether it's walking the kids to school, spending weekends at the lake, or enjoying a round of golf, this location offers an exceptional lifestyle for families. Built in 1998, this home has been meticulously maintained and features numerous important updates, including replacing poly B with PVC pipings, a new furnace (2018), two hot water tanks (2018), and a new roof (2018) with approximately 25 years of warranty remaining, providing peace of mind for years to come. The home is also equipped with central air conditioning for year-round comfort. The spacious main floor offers an excellent layout designed for both everyday living and entertaining. The kitchen flows seamlessly into the bright living room, creating a warm and inviting gathering space for family and friends. Convenient main-floor laundry adds to the home's functionality. Upstairs, the generous primary bedroom provides a relaxing retreat complete with its own cozy fireplace and private ensuite. Two additional bedrooms offer plenty of space for a growing family. The fully developed basement expands your living space with endless possibilities for recreation, hobbies, or entertaining. Step outside to the large west-facing backyard, perfect for children, pets, summer BBQs, and enjoying long evenings with family and friends. Combining generous living space, major mechanical updates, an unbeatable family-oriented location, and close proximity to schools, Lake Chestermere, the

golf course, parks, shopping, and Calgary, this is an outstanding opportunity to own a home in one of Chestermere's most desirable communities. Contact your favourite REALTOR® today to book your private showing.