



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

456 West Lakeview Drive
Chestermere, Alberta

MLS # A2322743



\$465,000

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Better than new and move-in ready, this beautifully maintained townhome offers exceptional value with no condo fees! Thoughtfully designed for modern living, it combines style, comfort, and future potential in a highly desirable location close to shopping, schools, a bike park, and playgrounds. Step inside to discover a bright and welcoming open-concept main floor featuring soaring ceilings, large windows, and an abundance of natural light. The spacious living and dining areas provide the perfect setting for both everyday living and entertaining. The contemporary kitchen is sure to impress with quartz countertops, a HUGE island, a gas stove, and sleek cabinetry, offering both functionality and style. The seamless flow between the kitchen and dining area makes hosting family and friends effortless. Upstairs, you'll find three well appointed bedrooms, including a spacious primary suite complete with a walk-in closet and a luxurious 4-piece ensuite featuring a double vanity. Two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office. The unfinished lower level features 9-foot ceilings and offers endless possibilities for future development, allowing you to customize the space to suit your needs. Outside, the yard is ready for your personal touch, with a completed parking pad and room for a future double garage. Offering the benefits of newer construction, a functional floor plan, and an unbeatable location near everyday amenities and recreational opportunities, this is an outstanding opportunity to own a stylish, low-maintenance home with no condo fees.