



**410 Long Beach Landing
Chestermere, Alberta**

MLS # A2325336



\$828,800

Division:	The Beaches		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Parking Pad, RV A		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lake, Law		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Storage shed		

Formal show home, well price, cul de zac location, Lake viewable points from the house. Double doors entry, very nice curb appeal. Walk in the door to the foyer, to the left is the main floor Laundry room, to the right is the large Library/Office, further in is a largely 2 story high ceiling Living room, including a wet bar. Further on will be a breakfast nook combine in a large open kitchen, all Maple cabinetry, brand-new white quartz counter tops, oversee the large private formal dinning room, looking back to the breakfast nook is a set of Patio to a large Deck with staircase to the lower level. back inside around the circulate staircase, there is a 2 piece bath room, basement entry, and the garage entry. Upper level with 3 good size bedrooms, and the large open area would be ideal for seating area, the Primary bedroom with a 2 person Jacuzzi tub, separate stand shower, the main 4 piece bathroom. The basement suite is contain 2 bedrooms, large Living room, kitchen with dinning area, 4 pieces bathroom, separate Laundry room, private entrance from the walkout basement, Ideally for short term rental or extra rental income property.