



**1045 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2326793**



**\$499,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Amazingly bright family house located in Chelsea within lake city of Chestermere. This beautiful 2 storey duplex is priced well below market for first time buyers and could be a great investment property as it has been rented to a very caring family. The property comes with big windows, modern & open Floor Plan and high ceiling. Close to all amenities, big stores, malls and stoney trail to access the whole city within minutes. Downtown is within few minutes drive. Main level offers huge living room, 9 feet ceiling, big and bright kitchen with stainless steel appliances. Double door refrigerator with ice maker. Flat coot top electric stove. Microwave hood fan. Not to mention, big central kithcen island for all your cooking and eatery needs. Adding to bright living room and kithcen, there is open and big Dining room linked with rear mud room, which opens into the backyard. Backyard has a concrete pad for your future double garage parking. Going upstaris, you wil find total of 3 big bedrooms and a bonus room for your extra family room activites. Primary bedroom with en-suite full Washroom and a walking closet. Other 2 bedrooms and of very good size with theri own closets. Apart from Bonus room, Laundry room is conviniently located on the upper level. Huge open unfinished basement with side separate entry and 2 big windows provides an opportunity to develop according to your own needs. Please call to book your private showing.