



GRASSROOTS
REALTY GROUP

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800 East Lakeview Road
Chestermere, Alberta

MLS # A2327881



\$1,399,000

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,112 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, In Garage Electric Vehicle Charging Station		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Wired for Data, Wired for Sound		

Inclusions: Bosch Coffee station, Telus Security equipment, Control 4 system for lights, speakers and front camera, Nest thermostats, Nest CO/smoke detectors, Automated window coverings

Welcome to 800 East Lakeview Road, an exceptional custom-built, former show home located just one block from Chestermere Lake in one of the city's most desirable neighborhoods. Showcasing outstanding craftsmanship, premium finishes, and thoughtfully designed living spaces, this home perfectly balances luxury, comfort, and everyday functionality. The striking exterior features timber accents, stone detailing, and professionally landscaped grounds that create impressive curb appeal. Situated on a private lot backing onto green space, the backyard offers a tranquil setting for both relaxing and entertaining. Inside, soaring 10-foot ceilings, rich hardwood flooring throughout, expansive windows, and an open-concept design fill the home with natural light. The chef-inspired kitchen is beautifully appointed with quartz countertops, premium appliances, a six-burner gas cooktop, built-in Bosch coffee maker, oversized island, abundant cabinetry with a door off the breakfast nook leading to the large deck. The adjoining dining area with coffered ceiling opens onto a second patio, creating the perfect space for outdoor dining, while the spacious great room is anchored by a stunning floor-to-ceiling stone fireplace. A versatile main-floor bedroom or office and a convenient powder room complete the main level. Upstairs, the luxurious primary suite offers a spa-inspired ensuite featuring a freestanding soaker tub, oversized glass shower, dual vanities, heated bidet toilet, and a spacious walk-in closet. Two additional bedrooms, a full bathroom with dual sinks, a generous bonus room, and an upper-level laundry room provide plenty of space for the whole family. The fully finished basement is designed for entertaining, offering a large recreation room with a second stone gas fireplace, a custom bar, an impressive wine display, an additional bedroom, a full bathroom, and a hidden office or flex room.

No detail has been overlooked, with premium features including a Control4 smart home system, built-in speakers, automated blinds, Nest thermostats, central air conditioning, two newer furnaces, tankless hot water, a water softener, and central vacuum. The oversized 3 car garage (tandem one side), three overhead doors, and wiring for two EV charging stations. Outside, enjoy two spacious decks, a pergola, underground sprinklers, a gas BBQ hookup, mature landscaping, RV parking, and a custom-built storage shed that perfectly complements the home's design. Ideally located just steps from Chestermere Lake, schools, parks, golf, shopping, and scenic walking pathways, this exceptional property offers an outstanding lifestyle in one of Chestermere's premier lake communities.