



GRASSROOTS
REALTY GROUP

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777 EAST LAKEVIEW Road
Chestermere, Alberta

MLS # A2330494



\$1,029,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Boat, Double Garage Attached, Oversized, RV Access/Parking, Workshop in		
Lot Size:	0.36 Acre		
Lot Feat:	Garden, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Sauna, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Basement Fridge, Basement Stove, Basement Hood Fan, TV Bracket & TV in Basement Office, Pump for Pond, Fire Pit, Central Air Conditioner, Sauna, Shed

Welcome to 777 East Lakeview Road, a distinctive five-bedroom family home offering over 3,350 sq. ft. of developed living space, beautiful front landscaping, and a truly exceptional, park-like backyard. A covered veranda and charming water feature create an inviting approach, while hardwood flooring, detailed millwork, decorative smooth-border ceilings, and ornate ceiling medallions bring warmth and character inside. The formal living and dining rooms provide plenty of space for entertaining, while granite countertops and stainless steel appliances anchor the spacious kitchen. Abundant cabinetry and a large pantry keep everything organized, and the adjoining breakfast nook offers a comfortable place for everyday meals. Nearby, the family room invites everyone to gather around its wood-burning fireplace and built-in cabinetry. A two-piece bathroom completes the main floor, while central air conditioning provides welcome comfort throughout the warmer months. Upstairs, three spacious bedrooms provide plenty of room to settle in and grow. The primary retreat includes a large walk-in closet and a beautifully appointed ensuite finished with travertine tile, dual vanities, a clawfoot soaker tub, and a glass-enclosed shower. Two additional bedrooms and a four-piece bathroom complete the upper level. The developed basement expands the home with a generous recreation and media area, a compact secondary kitchen, two additional bedrooms, a four-piece bathroom, and a sauna. Separate exterior access from the sunken rear patio adds even more flexibility for guests, extended family, hobbies, or a private workspace. Outside, the large rear deck, complete with a natural gas barbecue hookup, provides an ideal setting for cooking, dining, and relaxing while overlooking the remarkable backyard. Stone patios and pathways wind through mature trees, established gardens, and

generous lawn space, leading to a private firepit area tucked into the surrounding greenery. Two storage sheds provide room for gardening equipment and seasonal belongings. The attached double garage is equally practical, with epoxy flooring and an extended workshop and storage area. Spacious, welcoming, and full of personality, this is a wonderful home for a family that values both indoor comfort and exceptional outdoor living.