



GRASSROOTS
REALTY GROUP

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124 WEST LAKEVIEW Drive
Chestermere, Alberta

MLS # A2333041



\$569,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, No Back Lane, Street		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

ONE OF THE BEST PRICES PER SQ FT IN CHESTERMERE!! WELCOME TO 124 WEST LAKEVIEW DRIVE! Offering nearly 2,670 sq. ft. of finished living space, this comfortable two-storey home combines a bright, functional layout with four bedrooms, three-and-a-half bathrooms and plenty of room for everyday life. The open-concept main floor brings the kitchen, dining area and living room together in a welcoming, light-filled space. The kitchen features white cabinetry, a large island with a raised eating bar, generous workspace and a walk-in pantry. Its 2024 improvements include cabinetry painted white, laminate countertops, LVP flooring, and a new sink and faucet; the refrigerator, stove and dishwasher were replaced within the past three to four years. Large windows brighten the adjoining living room, where a gas fireplace creates a comfortable gathering place. The dining area opens to the elevated rear deck for easy outdoor meals and summer barbecues. A separate den offers flexible office, study or sitting space. The two-piece powder room received a new countertop and faucet in 2024 and a new toilet in 2022/23. A practical laundry/mudroom includes a 2023 dryer and access to the attached double garage and yard. Custom blinds are fitted throughout most of the home. All of the main level, the stairway and the upper hallway were painted in 2024. Upstairs, the spacious primary bedroom offers room for a full furniture arrangement, along with a walk-in closet and private four-piece ensuite; its toilet was replaced in 2022/23. Two additional bedrooms and another four-piece bathroom complete this level. The developed basement adds substantial versatility with a large living/family and recreation room, recessed lighting, a second gas fireplace and a built-in dry bar. A fourth bedroom, four-piece bathroom and useful storage create comfortable options for guests, older

children or a home-based work area. The basement living room and hallway were painted in 2026. The bedroom and bathroom were painted and received new LVP flooring in 2024; the bathroom was further updated with a new countertop and faucet, plus painted cabinetry. Outside, the substantial elevated deck with glass railings extends the living space and provides plenty of room for outdoor dining, barbecuing and relaxing. Mature trees bring shade and character to the fenced backyard, which also includes a lower patio and side-yard shed. The garage door and front door were painted and the porch stained in 2024; the roof shingles were replaced in 2018. The property is located directly beside Chestermere Lake Middle School, offering exceptional proximity for households that value being close to the school. With multiple gathering spaces, a flexible developed basement and a yard made for warmer days, 124 West Lakeview Drive offers room to live, work, entertain and unwind.