



GRASSROOTS
REALTY GROUP

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**145 Lakeview Shores
Chestermere, Alberta**

MLS # A2334868



\$635,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated 2-storey detached home on one of Chestermere's premier lakeside streets. Steps from the lake, walking pathways, and the gorgeous Lakeside Golf Club. The main floor features an elegant, open-concept living/dining area centred around a cozy gas fireplace. A chef-inspired kitchen boasts premium quartz countertops, crisp updated cabinetry, a stylish backsplash, and stainless steel appliances. A dedicated home office, 2-piece powder room, and main-floor laundry complete this level. Upstairs, the spacious primary suite serves as your private retreat, complete with a walk-in closet and 4-piece ensuite. Two additional bright, generous bedrooms share a second 4-piece bath. The fully finished lower level adds massive versatility with a sprawling recreation room, a 4th bedroom, and a full 3-piece bathroom—ideal for guests or teens. Upgrades Include: Central A/C, updated windows, doors, flooring, and a newer hot water tank (2019). The private, beautifully landscaped backyard features mature trees and shrubs. Complete with a double attached garage. Don't miss this complete lakeside package!