



GRASSROOTS
REALTY GROUP

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1044 West Lakeview Drive
Chestermere, Alberta

MLS # A2337245



\$565,000

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,647 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully designed 1,646 SQ. FT. DUPLEX in the highly sought-after community of CHELSEA, CHESTERMERE, ALBERTA, offering an exceptional combination of modern living, functional space, and income potential. With 5 BEDROOMS and 3.5 BATHROOMS this home is ideal for families, first-time buyers, or investors looking for a versatile property. The OPEN-CONCEPT MAIN FLOOR features a spacious LIVING ROOM, a modern CENTRAL KITCHEN with TWO LARGE KITCHEN ISLANDS, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS extending to the ceiling, and elegant QUARTZ COUNTERTOPS. A dedicated DINING AREA provides the perfect space for family meals and entertaining. A convenient 2-PIECE BATHROOM completes the main level. Upstairs, you'll find 3 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, and a DEDICATED LAUNDRY ROOM. The PRIMARY BEDROOM is a private retreat featuring stylish DROP-DOWN CEILING DETAILS, a WALK-IN CLOSET, and a luxurious 3-PIECE ENSUITE, creating a comfortable and functional space to unwind. The FULLY FINISHED ILLEGAL BASEMENT SUITE offers excellent flexibility and additional living space, featuring a SEPARATE SIDE ENTRANCE, 2 BEDROOMS, a FULL BATHROOM WITH STANDING SHOWER, a functional KITCHEN WITH DUAL-TONE CABINETRY, and dedicated LAUNDRY SPACE. Whether used for extended family or additional rental potential, the basement adds significant value to the property. Outside, the property includes a 2-CAR GRAVEL PARKING PAD, providing convenient off-street parking. Enjoy an excellent location close to PARKS, SCHOOLS, PLAZAS, and everyday amenities. EAST HILLS SHOPPING CENTRE is approximately 5 MINUTES AWAY, offering COSTCO, WALMART, CINEPLEX, restaurants, retail

stores, and much more. Easy access to STONEY TRAIL IN APPROXIMATELY 5 MINUTES, CHESTERMERE LAKE IN APPROXIMATELY 7 MINUTES, and DOWNTOWN CALGARY IN APPROXIMATELY 25 MINUTES makes commuting and recreation convenient. A fantastic opportunity to own a MODERN, SPACIOUS HOME in one of CHESTERMERE'S DESIRABLE COMMUNITIES with excellent accessibility and future potential. DON'T MISS THIS OPPORTUNITY — BOOK YOUR PRIVATE SHOWING TODAY! HAPPY SHOWING!