



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**917 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2337564**



**\$574,900**

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                                          |               |                  |
| <b>Type:</b>     | Residential/House                                   |               |                  |
| <b>Style:</b>    | 2 Storey                                            |               |                  |
| <b>Size:</b>     | 1,805 sq.ft.                                        | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad                             |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                           |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Rectangular Lot |               |                  |

|                    |                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | R-1PRL |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to this beautifully maintained laned home in the sought-after community of Chelsea, Chestermere! This inviting 3-bedroom, 2.5-bathroom home offers a thoughtfully designed layout with plenty of space for comfortable family living. The main floor features a bright and versatile office/den, perfect for working from home or creating a quiet study space. The upgraded kitchen offers modern finishes, ample cabinetry, and a functional layout that flows seamlessly into the living and dining areas. Upstairs, you'll find three spacious bedrooms, including a primary bedroom, along with a convenient bonus room—ideal for a family room, kids' play area, or additional entertainment space. The home has been exceptionally well cared for and is move-in ready. Step outside to enjoy a deck and fully fenced backyard, providing a great private space for relaxing, entertaining, and enjoying the outdoors. The property also features a generous double concrete garage pad with plenty of room for future garage development. The location is excellent, close to schools, shopping, parks, and the beautiful ponds in Chelsea. Chestermere Lake is only approximately 5 minutes away. A fantastic opportunity to own a well-kept, upgraded home in one of Chestermere's desirable communities!