



GRASSROOTS
REALTY GROUP

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**118 Lakeview Shores
Chestermere, Alberta**

MLS # A2341998



\$645,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Lake, Landscaped, Lawn, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Two garden sheds, pool table and accessories		

Welcome to this beautifully updated two-storey home—a truly rare find tucked away in a quiet Chestermere neighbourhood near Lakeside Greens Golf Course, schools and Lake Chestermere. Thoughtfully maintained and extensively upgraded, this property offers an impressive combination of comfort, space and functionality. An attractive exterior, covered front entry and beautifully manicured landscaping create wonderful curb appeal, while oversized windows throughout fill the interior with natural light. Inside, a striking central staircase and warm hardwood flooring provide an inviting first impression. The main floor offers a spacious living room and large formal dining room, perfect for entertaining family and friends. American teak hardwood continues through the family room, where a fireplace with a handsome wood mantel creates a cozy gathering space. The bright kitchen was updated in 2021 and features granite countertops, abundant upgraded cabinetry, a stylish tile backsplash, recessed sink, peninsula with breakfast-bar seating and in-floor heating. An adjoining dining nook is surrounded by windows and overlooks the backyard. Updated light fixtures, replaced exterior doors and a convenient two-piece bathroom complete the main level. Upstairs, the spacious primary retreat includes a walk-in closet and four-piece ensuite with a relaxing jetted tub. The ensuite was refreshed in 2024 with new countertops, faucets, cabinetry and toilet. Two additional generously sized bedrooms, an office, a four-piece bathroom and an impressive great room with a second fireplace provide exceptional flexibility for family living. A dramatic arched window enhances the great room with abundant natural light. New carpet with upgraded underlay was installed in 2025. The partially developed basement offers laminate flooring, drywall, new baseboards, bathroom rough-in

and the potential to add two additional bedrooms. Major improvements include a new roof and eavestroughs in 2023, a new furnace in 2024, central air conditioning and on-demand hot water in 2025, upgraded thermostats, exterior brick and siding improvements, a whole-home surge protector and permanent exterior LED lighting. Step outside to a beautifully landscaped backyard featuring an expansive lawn, mature trees, colourful garden beds, two storage sheds and a large deck with privacy screening—an inviting outdoor oasis for relaxing and entertaining. The oversized, insulated garage is equipped with a Reznor heater, making it an ideal year-round workspace. This exceptional, move-in-ready home must be seen to be fully appreciated!