



GRASSROOTS
REALTY GROUP

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**707 East Lakeview Road
Chestermere, Alberta**

MLS # A2344306



\$1,049,900

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,213 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Garage Heater

HUGE 0.45 ACRE CORNER LOT (100 FT x 197.9 FT)!! HEATED TRIPLE ATTACHED GARAGE!! 2,200+ SQ FT TOTAL LIVING AREA!! 3 BEDROOMS + MAIN FLOOR OFFICE!! 2.5 BATHS!! Welcome to this incredible home situated on a MASSIVE CORNER LOT with GREEN SPACE ALONG ONE SIDE, offering extra privacy and a HUGE BACKYARD with endless possibilities! Step inside to a welcoming foyer, followed by a MAIN FLOOR OFFICE that can also be used as an additional bedroom. The main level offers a spacious living area along with a separate FAMILY ROOM WITH FIREPLACE, providing plenty of room for everyday living and entertaining. The dining area offers direct access to the backyard, while the kitchen features STAINLESS STEEL APPLIANCES, BUILT-IN FEATURES, a pantry, and plenty of cabinetry. MAIN FLOOR LAUNDRY and a 2PC BATH complete this level. Upstairs, you'll find 3 BEDROOMS and 2 FULL BATHS, including the spacious PRIMARY BEDROOM with a WALK-IN CLOSET and private 5PC ENSUITE. Two additional bedrooms and a 4PC BATH complete the upper level. There is a HEATED TRIPLE ATTACHED GARAGE, while the WATER SOFTENER adds another practical upgrade. With a 20,128 SQ FT LOT, huge backyard, corner location, and green space along the side, properties offering this much land and space are hard to come by. MORE LAND!! MORE SPACE!! MORE POSSIBILITIES!! YOUR DREAM HOME STARTS HERE!!