



GRASSROOTS
REALTY GROUP

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416 West Lakeview Drive
Chestermere, Alberta

MLS # A2346755

\$475,000

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,538 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Window Coverings

Welcome to this immaculate townhouse in sought-after Dawson's Landing, move-in ready and offering the polished feel of a home that is better than new! Bright, cheerful and thoughtfully designed, this beautifully maintained home features high ceilings, an open-concept main floor, stylish lighting and quality upgrades throughout. The heart of the home is the bright, contemporary kitchen, complete with quartz countertops, stainless steel appliances and a large island that provides plenty of space for meal preparation, casual dining and entertaining. The open layout flows effortlessly into the living and dining areas, creating a comfortable and welcoming space for everyday living. The inviting main level is filled with natural light and opens to a sunny, south-facing private backyard, perfect for summer entertaining, gardening or relaxing with friends. A gas BBQ hookup makes outdoor dining effortless, while the low-maintenance deck and established perennial garden add to the enjoyment of this exceptional outdoor space. Upstairs, three generous bedrooms, two full bathrooms and a convenient laundry room provide excellent functionality for families. The home also features a new garage, adding both convenience and valuable storage. Lovingly maintained and presented in pristine condition, this is a home you can simply move into and enjoy. Dawson's Landing offers a desirable location with great neighbourhood schools, parks and a welcoming community atmosphere. With its attractive surroundings, family-friendly amenities and connected, low-maintenance lifestyle, this is an exceptional place to call home.