



GRASSROOTS
REALTY GROUP

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908 West Lakeview Drive
Chestermere, Alberta

MLS # A2347839



\$649,900

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1PRL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Homes this meticulously maintained don't come around often. Every corner of this home speaks to the pride of ownership that's hard to find today. A DOUBLE GARAGE, 2 BEDROOM ILLEGAL SUITE, SEPARATE ENTRANCE. From the moment you step inside, you'll appreciate the spacious front FLEX-ROOM, offering endless possibilities as a home office, formal dining area, kids' playroom, or additional sitting room. The open-concept main floor features soaring ceilings, engineered hardwood flooring, and a stunning kitchen complete with quartz countertops, ceiling-height cabinetry, stainless steel appliances, a walk-in pantry, oversized island, stylish pendant lighting, and plenty of pot lights throughout. The bright living room is designed for both comfort and entertaining, showcasing a custom feature wall with an electric fireplace and large windows that fill the home with natural light. The dining area overlooks the fully fenced backyard with a finished deck, making it the perfect space for summer gatherings. Upstairs, you'll find a spacious BONUS ROOM with its own feature wall, ideal for movie nights or family time. The primary bedroom offers two large windows, a walk-in closet, and a private ensuite. Two additional generously sized bedrooms, both with ceiling fans, a full bathroom, convenient upper-floor laundry, and thoughtfully designed niches and desk spaces complete the upper level. The separate side entrance leads to a beautifully finished 2-bedroom illegal basement suite featuring its own custom kitchen with stainless steel appliances, a bright living area with oversized windows, two spacious bedrooms, and a full bathroom, an excellent setup for an extended family or added flexibility. Outside, enjoy the fully fenced, south-facing backyard with a deck already in place, plus a detached double garage accessed from the

rear lane. This is a move-in-ready home loaded with upgrades, offering exceptional value in one of Chestermere’s most desirable new communities. Book your private showing today!