



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**303 Lakeside Greens Drive
Chestermere, Alberta**

MLS # A2351663



\$898,800

Division:	Lakeside Greens		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Basement, Refrigerator, Electric Range, Microwave Hood Fan, Dishwasher, Dryer, Washer

LUXURY GOLF COURSE LIVING WITH STUNNING VIEWS! Welcome to this exceptional two-storey walkout home backing directly onto Lakeside Golf Club, where the 18th hole and a picturesque pond create a stunning backdrop for everyday living. Situated on a wide, mature, beautifully treed and landscaped 65 x 119 ft. lot, this impressive property combines space, functionality and an enviable golf course setting. Offering 2,474 sq. ft. above grade plus 989 sq. ft. of developed walkout basement, this home is thoughtfully designed for family living, entertaining and multi-generational flexibility. The attractive stucco and stone exterior, enhanced with Gemstone lighting, creates exceptional curb appeal and year-round elegance. Inside, you'll appreciate the timeless finishings, including hardwood, ceramic tile and carpet flooring, complemented by a warm palette of natural colours throughout. The main floor features crafted French doors leading to a dedicated office, a welcoming living area with a gas fireplace, and plenty of room to gather with family and friends. Upstairs, you'll find four spacious bedrooms and a generous bonus room, providing the perfect space for movie nights, relaxing or a recreational retreat. The luxurious primary suite features a walk-in closet and a five-piece ensuite, creating your own private sanctuary to unwind and recharge. The fully developed walkout basement adds incredible versatility, featuring a fourth bedroom, a full kitchen, recreation room, a second gas fireplace, in-floor heating in the bathroom, and a separate laundry area. Ideal for extended family, guests, or additional living flexibility, this level offers excellent potential for a variety of lifestyle needs. Additional highlights include two convenient laundry locations, a triple attached garage, Gemstone exterior lighting, and the warmth and ambiance of two gas fireplaces. With its mature landscaping,

generous yard and direct golf course setting, this property offers a rare opportunity to enjoy space, privacy and beautiful views in one of Chestermere's most desirable lifestyle settings. Golf course views, a walkout basement, a triple garage, luxury finishes, and room for the whole family. This is a home you won't want to miss!