

**95 West Lakeview Passage  
Chestermere, Alberta**

**MLS # A2218126**



**\$669,900**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	Shed		

Luxury meets comfort in this gorgeous 3 bed, 2.5 bath former Show Home nestled on a quiet street in the highly sought after community of Lakeview Landing. The main level consists of an open plan with lovely hardwood flooring and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight offering S/S appliances, quartz countertops, custom cabinets plus a corner pantry and huge breakfast bar that overlooks the large living room and separate eating area that grants access to a huge East facing backyard. Completing the main floor is a good sized den/office that could be used as a formal dining room plus a 2pc bath and laundry area/mudroom off the double attached garage. Upstairs you will find a spacious bonus room with a cozy gas fireplace plus an oversized primary bedroom with a walk-in closet and spa-like ensuite. Two additional bedrooms and a 4pc bath complete the upper level. The basement is ready for development, offering high ceilings, large windows and bathroom rough-in. Additional bonuses include a fully finished garage plus a central vacuum system and water softener. The exterior is fully fenced and landscaped with a massive backyard, good sized shed and large deck that is perfect for outdoor gatherings. Located close to schools, parks, Chestermere Lake, walking paths plus major shopping and easy access to main roadways. A must see !! Ask for a copy of the Home Inspection completed on June 25, 2025.