

## 115 WEST LAKEVIEW Passage Chestermere, Alberta

**MLS # A2208025**



# \$739,999

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,297 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Bright and Spacious 5-Bedroom, 4-Bathroom Home on a Large Corner Lot nestled just steps from the golf course and Chestermere Lake. This stunning Sterling-built home offers a perfect blend of style, comfort, and convenience. The property features beautiful landscaping and ample outdoor space, ideal for relaxing or entertaining. Upstairs, you'll find a generous primary bedroom with a walk-in closet & a 5-piece ensuite, 3 additional spacious bedrooms, a well-appointed 3-piece bathroom, abundant closet space with neutral tones throughout, providing a calm, cohesive feel. Main floor highlights a formal living room and dining room for elegant gatherings, a cozy family room for everyday relaxation, a well-designed kitchen with an attached eating area, corner pantry, and plenty of storage, a versatile den, perfect for a home office, a laundry room and a convenient 2-piece bathroom. A fully finished basement with a large rec room, ideal for movie nights or game days, fitness area, a comfortable bedroom and a beautifully finished 5-piece bathroom. This home also has newer appliances, a new roof and new hot water tank. Additional features are close proximity to shopping, schools, and public transit. Perfectly situated for those seeking a balance of serene lakeside living and easy access to amenities. Don't miss the opportunity to make this exceptional property your home. Call today to schedule a private viewing!