



GRASSROOTS
REALTY GROUP

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**448 West Lakeview Drive
Chestermere, Alberta**

MLS # A2227468



\$499,900

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting		

Inclusions: Pergola

PRICE REDUCTION....WE FOUND JUST WHAT YOU'VE BEEN LOOKING FOR….NO CONDO FEES in a beautiful OPEN AND AIRY plan. This 3 BEDROOM, 2 1/2 Bath townhome is move-in ready to accommodate your growing family. The inclusion of large windows and high ceilings is more than just a design choice—it is an investment in future comfort, and timeless elegance. These features transform ordinary into extraordinary space, enhancing the main living area. You will be delighted with the tasteful, fresh decor that provides ample space for each family member or guest. Gorgeous QUARTZ counters drape over nearly every horizontal surface including a huge Island for food preparation and entertaining. STAINLESS STEEL appliances include a SIDE-BY-SIDE REFRIGERATOR, DISHWASHER, MICROWAVE HOOD FAN and GAS STOVE. The SECOND FLOOR LAUNDRY allows for efficient use of time and convenient access. The large Prime Bedroom includes a sizable walk-in and spa-like DUAL SINK ENSUITE that is a welcome delight during your busy morning preparations. The computer desk area, 4-piece main Bath and 2 more substantial bedrooms complete the second level. AIRCONDITIONED to deal with those hot summer days, this home also includes a WATER FILTRATION SYSTEM and a WATER SOFTENER. The LARGE DECK (with PERGOLA) immediately off the kitchen is a perfect escape for a quiet morning coffee or evening BAR-B-QUE (with natural gas outlet). A double cement parking pad and unspoiled basement await your future plans. COMPARE THE VALUE... then Call your favourite realtor today to arrange your private viewing.