



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

179 West Lakeview Passage
Chestermere, Alberta

MLS # A2229295



\$699,500

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Pride of ownership is evident in this charming home where you can enjoy lakeside living at it's finest! Immediately you will love the immaculate curb appeal with pristine landscaping welcoming you inside to 2,663 SF of living space with 3+1 bedrooms and 3.5 bathrooms. The main floor offers an open-concept layout featuring a large foyer, hardwood flooring throughout and an abundance of windows allowing in the natural light. A living room with cozy gas fireplace opens to the gourmet kitchen where you will enjoy large counter space with ceiling height cabinetry with built-in wine rack, center island with eating bar, corner pantry, stainless steel appliances including a beverage fridge and double wall ovens. The dining area gives access to the poured concrete patio and gorgeous backyard. A home office, laundry/mud room and powder room complete this level. Upstairs you'll find a large master suite with a walk-in closet and a luxurious ensuite bathroom complete with a dual sink vanity, soaker tub and glass encased shower. Two additional bedrooms (one with a walk-in closet) are generously sized and share a 4 piece bathroom. The basement is finished with a 4th bedroom, 3 piece bathroom, a hobby room, family room with bar and space for storage. Don't overlook the OVERSIZED attached double garage and central AC for those hot summer days. Located in a quiet, family-friendly neighborhood, you're just moments from Chestermere Lake, parks, schools, shopping and an array of amenities. Book your showing today!