



GRASSROOTS
REALTY GROUP

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247 Lakepointe Drive
Chestermere, Alberta

MLS # A2239684



\$799,900

Division:	Lakepointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Open House July 19th 1:00-4:00. Huge price reduction with quick possession! This fully finished two-storey walkout home is located in the quiet and scenic community of Lakepointe in Chestermere, offering breathtaking south-facing views of the lake, pond, and surrounding natural reserve with direct access to walking paths and parks. Inside, the main level impresses with 9' knockdown ceilings, rich multi-tone hardwood flooring, and a bright front flex room perfect for a home office or playroom. The open-concept living area features a cozy gas fireplace and flows into the dining space and gourmet kitchen, complete with granite countertops, stainless steel appliances, soft-close cabinetry, a large island with seating, and a walk-in pantry. French doors lead to an oversized deck with a gas hookup—ideal for outdoor entertaining. Upstairs offers a comfortable bonus room, two generous bedrooms, and a spacious primary suite with lake views, his-and-hers closets, and a 5-piece ensuite featuring a jetted tub and tiled shower. The walkout basement adds even more living space with a family room, stacked-stone fireplace, full bathroom, and room for future development. Additional upgrades include air conditioning, reverse osmosis, central vacuum, water softener, garburator, and a double attached garage. This home blends comfort, style, and an unbeatable location—perfect for family living.