



GRASSROOTS
REALTY GROUP

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

**135 West Lakeview Passage
Chestermere, Alberta**

MLS # A2243195



\$779,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	None
--------------------	------

This beautifully updated home offers the perfect blend of modern living and outdoor tranquility, located in a mature, family-friendly neighborhood with scenic landscaping and mature trees. Just minutes away from Chestermere Lake, schools, shopping plazas and golf course, it offers unbeatable convenience for all lifestyles. Step inside to discover a chef's dream kitchen, featuring high-end built-in appliances, sleek countertops, and plenty of space for meal prep and entertaining. The main level boasts an inviting living room with a stunning feature wall and an electric fireplace, creating a cozy ambiance. The spacious bonus room on the upper level is ideal for family movie nights or a home office. Upstairs, you'll find 3 well-sized bedrooms including a luxurious primary suite with 5pc ensuite bath, plus an additional full bath for the family. The home's thoughtful renovations also include new flooring and fresh paint throughout. The illegal basement suite is a hidden gem with a separate entrance, huge family room, 1 bedroom, 1 bathroom, and its own kitchen – perfect for guests or as a rental opportunity. Enjoy the luxury of air conditioning during summer months, and spend your evenings relaxing in the private, landscaped backyard, where trees and greenery provide a peaceful retreat. This home is truly a must-see. Don't miss your chance to call this stunning Chestermere property yours!