



GRASSROOTS
REALTY GROUP

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**216 West Lakeview Circle
Chestermere, Alberta**

MLS # A2243816



\$749,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: N/A

Welcome to this beautiful 2-storey home located in the vibrant community of Chestermere! Featuring a front double attached garage, this spacious residence offers a total of 4 bedrooms plus den and 3.5 bathrooms, perfect for growing families. Enjoy the beautifully landscaped backyard, complete with a large deck, ideal for relaxing or entertaining family and friends. The main floor welcomes you with a bright foyer that leads into a formal dining area, a cozy living room with a fireplace, and a well-appointed kitchen boasting granite countertops and stainless steel appliances. Upstairs, you'll find a luxurious primary bedroom with a 5-piece ensuite, two additional generously sized bedrooms, a shared full bathroom, and a spacious bonus room perfect for family entertainment or a home office. The illegal basement suite with separate entrance features a recreation room, one bedroom + den, a 4-piece bathroom, and its own separate laundry, offering excellent potential for extended family living or potential rental income. Don't miss this incredible opportunity—book your private showing today!