



**GRASSROOTS**  
REALTY GROUP

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

**195 West Lakeview Circle  
Chestermere, Alberta**

**MLS # A2243973**



**\$689,000**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** N/A

Beautiful bungalow with loads of new upgrades and improvements. It has recently had new shingles installed. All newer appliances! New hot water on demand, water softener, air conditioning, new sump pump with battery back up. Vinyl plank flooring on the main and luxurious carpet in the basement. Freshly painted throughout. New bath tub in primary ensuite, new sod, new eavestrough, new sinks in main floor baths, new light fixtures. The home offers an enormous stamped concrete driveway and a huge 24x 26 garage! The basement is an entertainer's dream with a massive recreation room and an elegant bar to serve your guests. It features a bedroom office and a bathroom. Upstairs has a painted kitchen with newer stainless steel appliances. The back yard has a massive multi level deck for outdoor living enjoyment. Not to mention a nicely built shed with architectural details. Located across from a quiet park, walking distance to schools and easy access to shopping.