



**GRASSROOTS**  
REALTY GROUP

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**325 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2248091**



**\$784,900**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,197 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Heated Garage, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Pool Table, Ping Pong, Mirrored Wardrobe in the master bedroom walk-in closet, Shed

This charming two-story home with a fully developed walkout basement blends tranquility, beauty, and convenience in one exceptional package. Perfectly situated on a quiet corner lot with no rear neighbours, it offers uninterrupted pond views and a serene atmosphere you'll love coming home to. This double garage has a heater that provides year-round comfort, and recent updates include new roof shingles (Nov 2023) for peace of mind. Inside, the main floor welcomes you with a formal living and dining room—perfect for gatherings—alongside a convenient laundry room and 2-piece bath. The spacious kitchen features quartz countertops (2021), generous storage, and a bright breakfast nook overlooking the pond. Luxury vinyl plank flooring (2021) runs throughout much of the main level, adding both style and durability. Step out onto the deck to savour your morning coffee or relax in the evening. The open-to-below family room, anchored by a cozy fireplace, exudes warmth and character. Upstairs, a versatile loft overlooks the family room, complementing three bedrooms, including a primary suite with a walk-in closet, spa-inspired 4-piece ensuite with a soaker tub, and newer carpet (2021). A 3-piece main bath completes this level. The fully finished walkout basement is designed for entertaining, offering a large rec room (pool table included), wet bar, 3-piece bath, and a fourth bedroom—plus direct access to the backyard. All of this within walking distance to Chestermere Lake, an elementary school, and a junior high. Just 20 minutes to downtown Calgary, you can enjoy city access without sacrificing peace and privacy. Don't miss the 3-D Tour to experience the beauty and views for yourself!