



GRASSROOTS
REALTY GROUP

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**155 West Lakeview Passage
Chestermere, Alberta**

MLS # A2250159



\$559,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Former showhome built by Master Builder Douglas Homes Ltd, this well-appointed bungalow offers versatile living in a mature neighbourhood near Chestermere Golf Course, playgrounds, parks and all amenities. The open floor plan features vaulted ceilings throughout the entry, living room, kitchen, dining area and master bedroom, complemented by a curved spindle staircase and genuine hardwood floors in the entry and living room. The front living room showcases a gas fireplace with mantle, while the centre kitchen boasts a walk-in pantry, ample counter space, stainless steel appliances including a dishwasher and stove less than a year old, and flows seamlessly to the spacious dining area with patio doors leading to an impressive two-level deck measuring 575 square feet. The master bedroom includes vaulted ceilings, walk-in closet, and luxurious ensuite with soaker tub and separate shower area with pocket door privacy, while a second bedroom, four-piece bathroom, and laundry area with dryer less than a year old complete the main floor. The developed lower level features a large family room, third bedroom, three-piece bathroom, and generous storage area. Additional highlights include a fully fenced and landscaped yard, double attached garage with insulated and finished walls, and recently replaced furnace (February 2025). Chestermere is a vibrant lakeside community just east of Calgary, built around a 4.8 km long recreational lake where residents enjoy boating, swimming, and year-round water activities, with the town also offering golf courses, parks, pathways, and modern amenities, blending small-town charm with easy access to the city.