



**GRASSROOTS**  
REALTY GROUP

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**100 Lakeview Cove  
Chestermere, Alberta**

**MLS # A2252642**



**\$700,000**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,085 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Gazebo, Interior Lot, Landscaped, Lawn, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** 2 sheds in the backyard, gazebo with table and chairs, fridge in garage, tv bracket in living room,

\*\*\*OPEN HOUSE - SEPTEMBER 27, 12:00-3:00PM\*\*\*Welcome to this beautifully maintained and spacious family home located in one of Chestermere's most sought-after, peaceful communities—just steps from the Chestermere Golf Club and a short 5-minute drive to the lake and beach. This 4-bedroom plus office, 3.5-bathroom home offers just under 3,000 square feet of finished living space, combining comfort, function, and tranquility. The open-concept main floor is perfect for entertaining, with a chef's kitchen featuring stainless steel appliances, a gas stove, and a newer Bosch dishwasher. The inviting family room flows seamlessly into the dining area, while a formal front living room boasts soaring 17' ceilings and expansive windows that flood the space with natural light. Upstairs, the massive primary suite is a true retreat, with room for a king-sized bed, a luxurious 5-piece ensuite complete with dual sinks, a jetted soaker tub, walk-in closet, and access to a private reading loft. Downstairs, the fully finished basement includes a humongous rec room—perfect for a home theatre, games room, or gym—an office, a fourth bedroom, and a 3 piece bath along with tons of storage. Outside, the backyard is a private paradise featuring a stone patio, gazebo-covered deck, lush perennial flower garden with trees for shade, and plenty of room for a firepit, pool, or hammocks. The covered front porch adds charm and curb appeal, while the heated and insulated double garage with a newer door adds convenience and functionality. Recent updates include a durable rubber roof with lifetime warranty, high-efficiency furnace, newer luxury vinyl plank flooring, and ceiling fans throughout. Hardwood and tile flooring add timeless elegance, and large windows provide beautiful natural light all day. Set on a quiet and peaceful street in a caring, established

neighbourhood close to schools, shopping, parks, and outdoor recreation, this home truly offers the best of Chestermere living. Don't miss your opportunity to own this rare gem—book your private showing today!