



**GRASSROOTS**  
REALTY GROUP

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**196 Viewpointe Terrace**  
**Chestermere, Alberta**

**MLS # A2254471**



**\$499,999**

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Faces Front, Parking Pad, Single Gara		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** Backyard shed

No Condo Fees! Welcome to your next home in a vibrant lake community packed with year-round amenities! This stunning end unit offers an open concept layout filled with natural sunlight, featuring a bright and spacious living room, 2 pce bathroom, dining area, and kitchen that flow seamlessly together. From here, step out to your large deck, ideal for gatherings with friends and family, with private and easy backyard access. Enjoy the comfort of central A/C all summer long. Upstairs, you'll find 3 spacious bedrooms, 2 Full bathrooms plus a versatile bonus room—perfect for a home office, playroom, or media space. The primary suite features a 4-piece ensuite for your comfort and privacy, and in total the home offers 3.5 bathrooms to easily accommodate family and guests. The fully finished basement provides even more living space, complete with a full bathroom and a large rec room—ideal for movie nights, a home gym, or kids' play area. This home truly has it all—space, function, and location!