



**196 Viewpointe Terrace
Chestermere, Alberta**

MLS # A2254471



\$499,999

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

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!