



GRASSROOTS
REALTY GROUP

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**325 West Lakeview Drive
Chestermere, Alberta**

MLS # A2255090



\$725,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

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/Ping Pong table , Mirror 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!