



GRASSROOTS
REALTY GROUP

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**856 West Lakeview Drive
Chestermere, Alberta**

MLS # A2258758



\$625,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: White board in Den, Ring doorbell,

CHECK THIS ONE OUT! | DOUBLE CAR GARAGE | 4 BEDROOMS + MAIN FLOOR DEN | PROFESSIONALLY FINISHED BASEMENT | 3.5 BATHS | AIR CONDITIONED | 2540+ SQ FT OF LUXURIOUS LIVING SPACE This almost brand-new home—a best-selling model custom-built by the original owners—offers timeless style, modern upgrades, and a highly functional layout for today's busy families. Set on a traditional lot (not zero-lot line) and located on a family-friendly street just steps away from ponds, parks, pathways, schools, and shopping, this home delivers both comfort and convenience. The open-concept main floor impresses with 9-ft ceilings, luxury vinyl plank flooring, and an abundance of natural light. A chef's kitchen anchors the space, featuring quartz countertops, shaker-style cabinetry with extended trims, stainless steel appliances including a gas cooktop, recessed lighting, a large island with flush eating bar, a pantry, and a spacious dining area. The layout also includes a main floor bedroom/den, a welcoming foyer, and a family room with soaring ceilings and extra-tall windows. A rear mudroom adds storage and direct access to the oversized 22' x 20' detached garage. Upstairs, the luxurious primary suite offers dual vanities, a spa-like oversized glass shower, and a massive walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete this level. The professionally finished basement provides even more living space with a large family room, 4th bedroom, full bathroom, storage, and a full-sized furnace/mechanical room. Additional highlights include: • Central A/C • Smart home technology • Radon rough-in for peace of mind • Designer lighting, upgraded plumbing fixtures & electrical finishes • Generously sized bedrooms with large

windows for natural light With a quick 2025 possession date, this home is move-in ready and checks all the boxes for families, professionals, or investors alike. Don't miss out—call your friendly REALTOR® today to book your private showing!