



GRASSROOTS
REALTY GROUP

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**247 Lakepointe Drive
Chestermere, Alberta**

MLS # A2262022



\$829,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Lakepointe | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,208 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Greenbelt, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Huge price reduction with quick possession! This fully finished two-storey walkout home is located in the quiet and scenic community of Lakepointe in Chestermere, offering breathtaking south-facing views of the lake, pond, and surrounding natural reserve with direct access to walking paths and parks. Inside, the main level impresses with 9' knockdown ceilings, rich multi-tone hardwood flooring, and a bright front flex room perfect for a home office or playroom. The open-concept living area features a cozy gas fireplace and flows into the dining space and gourmet kitchen, complete with granite countertops, stainless steel appliances, soft-close cabinetry, a large island with seating, and a walk-in pantry. French doors lead to an oversized deck with a gas hookup—ideal for outdoor entertaining. Upstairs offers a comfortable bonus room, two generous bedrooms, and a spacious primary suite with lake views, his-and-hers closets, and a 5-piece ensuite featuring a jetted tub and tiled shower. The walkout basement adds even more living space with a family room, stacked-stone fireplace, full bathroom, and room for future development. Additional upgrades include air conditioning, reverse osmosis, central vacuum, water softener, garburator, and a double attached garage. This home blends comfort, style, and an unbeatable location—perfect for family living.