



**GRASSROOTS**  
REALTY GROUP

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**185 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2263206**



**\$679,900**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,245 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** Dishwasher, Refrigerator x2, Electric Stove x2, Range Hood x2, Washer, Dryer

**PRIME LOCATION BESIDE GREEN SPACE!! 3200+ SQFT OF LIVING SPACE!! 7 BEDROOMS!! 3.5 BATHS!! ILLEGAL BASEMENT SUITE!!** Welcome to this exceptional family home in Lakeview Landing, Chestermere - a rare find that combines size, versatility, and location in one perfect package. Step inside and be greeted by a bright front living area with oversized windows that fill the space with natural light. A formal dining room provides the perfect spot for entertaining, while the chef-inspired kitchen features an island, pantry, and seamless flow into the breakfast nook. From here, the open design extends into the spacious family room, highlighted by a cozy fireplace—a perfect setting for everyday living. The MAIN FLOOR OFFICE offers incredible flexibility and can easily serve as a BEDROOM, plus you’ll find a convenient 2pc bath and laundry room on this level. Upstairs, discover 4 generous BEDROOMS, including a stunning primary retreat with walk-in closet and spa-like 5pc ensuite. The additional bedrooms share a well-appointed 4pc bath, making it perfect for family living. The fully finished ILLEGAL SUITE basement is a true bonus—complete with a 2-bedroom suite, full kitchen, spacious rec room, and a 3pc bath. Step outside to a private backyard with deck, easily accessed from the breakfast nook—perfect for summer barbecues and outdoor relaxation. All of this in a sought-after location steps from green space, schools, Chestermere Lake, golf, shopping, and more! **DISCOVER THE PERFECT COMBINATION OF SPACE, COMFORT, AND LOCATION IN THIS INCREDIBLE HOME!!**