



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

247 Lakepointe
Chestermere, Alberta

MLS # A2264440



\$778,000

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:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Open House: 1-3pm, Nov 9, Sunday. Over \$80,000 Lower Than City Assessment! This fully finished 2-storey walkout home in the desirable Lakepointe community offers breathtaking south-facing views of the lake, pond, and natural reserve, with direct access to walking paths and parks. Inside, the main floor boasts 9' ceilings, rich hardwood floors, a versatile flex room, and an open-concept living space with a cozy gas fireplace. The chef-inspired kitchen features granite countertops, stainless steel appliances, soft-close cabinets, a large island, and a walk-in pantry. French doors lead to an oversized deck with a gas hookup—perfect for outdoor entertaining. Upstairs, enjoy a spacious bonus room, two generous bedrooms, and a luxurious primary suite with lake views, dual closets, and a spa-like 5-piece ensuite. The walkout basement offers even more living space with a family room, stacked-stone fireplace, full bath, and room for future development. Additional features include A/C, reverse osmosis water system, central vacuum, and water softener. With its blend of comfort, style, prime location and unbeatable price, this home is the perfect fit for modern family living exceptional value.