



GRASSROOTS
REALTY GROUP

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256 LAKESIDE GREENS Drive
Chestermere, Alberta

MLS # A2268783



\$829,900

Division:	Lakeside Greens		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,809 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Close to Clubhouse, Gentle Sloping, Landscaped, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Murphy Bed, Shed, Hot Tub (as is, where is), Vacuum System and attachments (as is, where is)

Welcome to 256 Lakeside Greens Drive! Golf course living with sunset views! Nestled in the prestigious Lakeside Greens Golf Course community of Chestermere, this beautiful bungalow offers a sunny west-facing backyard that backs directly onto the fourth hole, the perfect spot to enjoy breathtaking sunsets and mountain views. Inside, the main floor features a welcoming living and dining room combination, ideal for entertaining. The large kitchen boasts an island with granite countertops and stainless steel appliances, along with a built in oven and microwave, a chef's dream. Relax in the cozy family room with a gas fireplace and from the kitchen nook area, step out to the large deck and enjoy the serene golf course setting. There are two spacious bedrooms on the main floor. The primary suite will fit your king bed with plenty of room for all of your furnishings. The ensuite features a separate shower and tub! The second bedroom is generous in size, perfect for guests or family as it comes complete with a 'Murphy' Bed. There is a full piece bath and convenient main floor laundry. The fully developed walk-out basement includes an illegal suite, offering additional living space and flexibility for extended family or guests. Here you will find a large rec room, along with two additional bedrooms and a full bath. The garage is oversized, measuring 24'.5" x 24'3". There is an energy efficient 'On Demand' Hot water system, and the majority of the windows have been replaced within the last few years. From the garage, there is a separate entrance leading into the basement. This home combines comfort, elegance, and unbeatable views, all in a highly 'sought' after golf course location!