



GRASSROOTS
REALTY GROUP

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155 Lakeview Cove
Chestermere, Alberta

MLS # A2274018



\$649,000

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-10-24-W4
Exterior:	Brick, Concrete, Mixed, Shingle Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Shed		

Welcome to 155 Lakeview Cove, a 5 BEDROOMS, 4 BATHS beautifully maintained two-storey home just steps from Lake Chestermere, the golf course, scenic pathways, and local schools. Backing onto a peaceful dried-creek GREEN SPACE, this property offers both privacy and the ideal lake-town lifestyle. Inside, the main floor features a bright front living room and a cozy family room with a gas fireplace that seamlessly flows into the open-concept kitchen—perfect for everyday living and entertaining. A rare MAIN FLOOR BEDROOM and accompanying THREE PIECE BATHROOM make this home ideal for guests, extended family, or a convenient mother-in-law suite. The main floor also includes laundry for added ease. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary retreat complete with an ensuite and walk-in closet. The fully finished basement expands your living space with a large recreation room, KITCHENETTE, one additional bedroom, and a full bathroom—all equipped with REGULATED EGRESS WINDOWS. Step outside to enjoy a newly built composite deck overlooking the quiet green space, complete with a built-in BBQ gas line for summer gatherings. Additional features include a garburator, garage man-door, new hot water tank (2021), new water softener (2021), new blinds (2021), and a newer roof installed in 2015 with a remaining limited 30-year shingle warranty. Every detail has been cared for, giving you comfort, function, and peace of mind. Living in Chestermere means enjoying year-round activities—spend summer days on the lake, at the beach, or paddleboarding with friends, and embrace winter with ice skating, ice fishing, and snowy walks. All of this comes with the comfort of small-town charm, yet you’re only five minutes from the Calgary city limits, offering quick access to

major amenities, shopping, dining, and downtown. This home blends lifestyle, convenience, and community—all in one exceptional location.