



**GRASSROOTS**  
REALTY GROUP

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**115 WEST LAKEVIEW Circle**  
**Chestermere, Alberta**

**MLS # A2278495**



**\$680,000**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,981 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Level, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater, Shed, Fire Pit, Ring Camera System, Attached Speakers, Underground Sprinkler System		

**MOVE-IN READY!** Four bedroom, 3.5 bath property in Prime Chestermere Location! Welcome to 115 West Lakeview Circle – an immaculate, bright, and spacious family home perfectly situated within walking distance to two schools, the Golf Course, and just a quick bike ride to the Lake. Nestled in a friendly community and steps from a park, this property combines functionality, comfort, and lifestyle for every member of the family! Inside, a welcoming foyer leads you into a generous layout with a large living room featuring tall windows and a cozy gas fireplace. The open-plan design flows to a dining area with ample space and a bright kitchen boasting plenty of cabinet and counter space, Stainless Steel Appliances, a corner pantry and a raised breakfast bar, ideal for casual meals and entertaining. Main floor laundry with utility sink, additional storage with a closet and cabinetry. A convenient 2-piece powder room for guests complete this level. Upstairs you’ll find a bright bonus room with its own fireplace, perfect for family gatherings or an entertainment area. All three upstairs bedrooms are well-sized. The primary retreat offers a walk-in closet and a luxurious 5 piece ensuite with dual sinks, a separate shower, and a relaxing soaker tub. A full 4 piece bath serves the remaining bedrooms. The fully developed lower level adds even more value with a large rec room, additional bedroom, and full bath, ideal for guests, a home office, or kids’ zone. Step outside to a sunny backyard sanctuary filled with mature trees, shrubs, and a firepit, the perfect setting for summer evenings and outdoor fun. The garage is equipped with its own heater for year-round comfort. Major updates (approx 2015) include roof shingles, hot water tank, and furnace. If parking is an important consideration, the oversized driveway measures approx 21’6" wide by 31' long on one side and 39’4"

on the other side. Don't miss this fantastic opportunity, schedule your showing today!