



**325 West Lakeview Drive
Chestermere, Alberta**

MLS # A2285458



\$724,900

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Pool Table, Ping Pong, Mirror Wardrobe in the Master bedroom walk-in closet, shed

****OPEN HOUSE February 22nd 1-3pm**** Discover a serene retreat in the heart of West Creek. Nestled on a quiet corner lot with no rear neighbours, this impeccably maintained two-story home offers breathtaking pond views and a perfect balance of elegance, comfort, and everyday living. From the moment you arrive, the heated double garage and new roof (Nov 2023) promise both convenience and peace of mind. Step inside to a main floor designed for both style and function. Formal living and dining rooms set the stage for entertaining, while a sun-drenched breakfast nook overlooks the sparkling pond. The spacious kitchen boasts quartz countertops (2021), abundant cabinetry, and luxury vinyl plank flooring (2021) flowing throughout the main areas. Step onto the deck to savor morning coffee or unwind as the sun sets over the tranquil water. The open-to-below family room, anchored by a cozy fireplace, invites warmth and connection. Upstairs, a versatile loft and three bedrooms await, including a primary suite with walk-in closet and spa-inspired ensuite featuring a soaker tub. Newer carpet (2021) adds softness and comfort underfoot. The fully finished walkout basement is an entertainer's dream, complete with a large rec room, wet bar, 3-piece bath, and a fourth bedroom with direct backyard access. West Creek blends family-friendly amenities, parks, playgrounds, and nearby Chestermere Lake with the convenience of shopping, schools, and downtown Calgary just 20 minutes away. Take a virtual tour to soak in the pond views, schedule your private visit to experience serene, stylish living at its finest.