



**953 West Lakeview Drive
Chestermere, Alberta**

MLS # A2289811



\$645,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Plug-In		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 953 West Lakeview Drive, a stunning 1,902 square foot Trico-built detached home where lifestyle, growth, and smart design come together. This fully finished property offers a bright, modern layout with large windows and an open-concept main floor that feels welcoming the moment you step inside. The kitchen anchors the main level, flowing seamlessly into the living and dining areas, beautifully appointed with striking dark wood-toned cabinetry, crisp white countertops, a large center island, and stainless steel appliances including a gas range. A main-floor den adds valuable flexibility for a home office, study, or guest space. Upstairs, the home is thoughtfully laid out with a versatile bonus room, convenient upper-level laundry, and three spacious bedrooms. The comfortable primary retreat features a luxurious 5-piece ensuite bathroom and a walk-in closet, while the two additional good-sized bedrooms share a separate 4-piece bathroom. Adding tremendous value is the fully finished, one-bedroom illegal basement suite with a separate entrance, which is complete with its own separate laundry for ultimate convenience. Outside, the property features a fully insulated and drywalled double detached garage equipped with EV charging capabilities. Chelsea continues to grow into one of Chestermere's most appealing new communities, with pathways a block from the home that link you to parks, playgrounds, and the extensive trail system shared with neighbouring Dawson's Landing—including future pathway access to the 22-acre eco-park located a few blocks away. Amenities are on the way as well. A new public K-9 school in Dawson's Landing has full construction funding; a future Grades 10-12 public high school is planned for Chelsea; and a new Catholic K-9 school is also in the works.

Chelsea's upcoming shopping district will add everyday conveniences, including a future grocery store and additional retail and services, all within minutes of the home. It's a location with strong outdoor appeal today and meaningful long-term upside as the community build-out continues.