



**164 West Lakeview Circle
Chestermere, Alberta**

MLS # A2292609



\$639,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home		

Inclusions: n/a

Welcome to this BEAUTIFUL FAMILY HOME offering over 2683 SQ.FT. of developable living space & a KITCHEN that will absolutely STEAL THE SHOW!!! HOMES WITH THIS MANY FEATURES — RENOVATED ENSUITE, AIR CONDITIONING, HEATED GARAGE, CORNER LOT, RENOVATED BATHROOMS + an INCREDIBLE KITCHEN — DON’T COME ALONG OFTEN!!! Perfectly situated on a LARGE CORNER LOT, this home offers EXTRA PRIVACY with NO NEIGHBOURS ON ONE SIDE plus ADDITIONAL PARKING — a feature buyers are always looking for! Step inside to a WELCOMING FOYER featuring HARDWOOD FLOORS and UPGRADED BASEBOARDS throughout, creating a bright and polished first impression. The SPACIOUS LIVING ROOM provides the perfect place to relax, while the INCREDIBLE KITCHEN is designed for both everyday living and entertaining. You’ll love the BEAUTIFUL DARK CUSTOM CABINETRY, GRANITE COUNTERTOPS, LARGE ISLAND with UNDERMOUNT SINK + UPGRADED FAUCET, GLASS TILE BACKSPLASH, and CORNER PANTRY — a space that is both stylish and incredibly functional. The BRIGHT DINING AREA flows seamlessly off the kitchen and features DIRECT ACCESS TO YOUR BACK DECK, making it perfect for hosting family and friends. The main floor also includes a CONVENIENT LAUNDRY / MUD ROOM that has been UPGRADED with BEAUTIFUL TILE FLOORING and CUSTOM LOCKERS, helping keep everyday life organized and clutter-free, along with a 2-PIECE BATHROOM. Upstairs you’ll find a large BONUS ROOM featuring a CORNER GAS FIREPLACE — the perfect space for movie nights, watching the big game, or relaxing at the end of the day. The PRIMARY BEDROOM is spacious and now

features a BEAUTIFULLY RENOVATED ENSUITE complete with a LUXURY TILED TUB / SHOWER, CLASSY TILE FLOORING, and a STYLISH NEW VANITY — creating a true spa-like retreat. Two additional spacious bedrooms with large windows provide plenty of room for family, guests, or a home office, along with an UPDATED BATHROOM with STUNNING walk in TILE shower!! The basement is currently used as a workshop and awaits your creative touch. The expansive backyard offers plenty of room to enjoy the outdoors and features a spacious 2 tier deck that is PERFECT for Summer BBQS, entertaining friends or RELAXING IN THE SUN!! And don’t forget the spacious garage featuring a GAS HEATER, making winter mornings in Alberta MUCH more comfortable! FANTASTIC LOCATION!!! Just down the street from a PLAYGROUND, around the corner from SCHOOLS, and only minutes to the LAKE and local amenities. BOOK YOUR SHOWING TODAY!!!