



**408 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2296354**



**\$499,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Floating Nightstands (primary bedroom), Shelves (water closet), TV media Cabinets (living room), TV Wall Mount (living room), Shelves in the back mudroom (above the bench)

**BETTER THAN NEW!** This immaculately maintained NO CONDO FEE, END-UNIT townhouse is completely move-in ready, featuring thoughtful upgrades and an unbeatable location just minutes from countless amenities. Ideally situated in Dawson's Landing, and within walking distance to the future K&dash;9 school, this 3-bedroom, 2.5-bathroom home offers over 1,500 sq. ft. of developed living space, a DOUBLE GARAGE and the perfect blend of style and functionality. Whether you're a young couple, growing family, or professional, this home delivers comfort, convenience, and long-term value. Positioned on a fully landscaped corner lot with only one neighbouring property and a desirable south-facing backyard, this end unit benefits from additional yard space, natural light, and privacy. The main level features a bright open-concept layout with 9-foot ceilings and durable laminate flooring throughout. Expansive windows on three sides flood the home with natural light, creating a warm and inviting atmosphere from morning to evening. The timeless kitchen is both stylish and functional, showcasing full-height white cabinetry, quartz countertops, classic subway tile backsplash, and a full suite of stainless steel appliances, including a gas range, microwave hood fan, and French-door refrigerator. A large built-in pantry provides excellent storage, while the island and peninsula eating bar offer seating for three, making it perfect for everyday living and entertaining. The layout flows seamlessly into the rear dining area, which comfortably fits a full-sized dining table, and the front living room, complete with a custom-built-in media console. The main level is finished with a welcoming front foyer, a convenient 2-piece powder room, and a functional rear mudroom with built-in seating and storage. Upstairs, laminate flooring

continues throughout. The spacious primary suite (12' x 14') overlooks the backyard and features a beautiful ensuite with a tiled shower, dual sinks, and a walk-in closet with custom organizers. Two additional well-sized bedrooms, a 4-piece bathroom, and a generous upper-level laundry area complete the second floor. The south-facing backyard offers excellent usable green space, ideal for kids, pets, gardening, or entertaining. A composite deck provides the perfect setting for summer BBQs, while the double detached garage ensures secure parking and additional storage year-round. As an end unit, the property also benefits from extra outdoor space and additional parking flexibility. Pride of ownership is evident throughout. This home is truly move-in ready and includes valuable upgrades such as central air conditioning and custom window coverings, saving you money! Located in one of Chestermere's most desirable and growing communities, Dawson's Landing offers the perfect balance of quiet residential living with convenient access to parks, schools, and everyday amenities.