



**148 Viewpointe Terrace
Chestermere, Alberta**

MLS # A2298251



\$640,000

Division:	Lakepointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,911 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door		

Inclusions: Furniture Negotiable

OPEN HOUSE APRIL 11 11AM-2PM & APRIL 12 12PM-3PM! An exceptional Mattamy built former show home in the sought-after lake community of Chestermere, where thoughtful design, elevated finishes, and everyday functionality come together seamlessly. Proudly owned by the original owners, this home immediately stands apart with its wide frontage, grand double-door entrance, and inviting sense of space from the moment you step inside. A bright, expansive foyer leads into a beautifully curated main floor where the living, dining, and kitchen areas flow effortlessly—designed for both comfortable daily living and effortless entertaining. At the heart of the home is a modern kitchen featuring a gas range, generous pantry, and a well-appointed dining area that naturally brings people together. The layout has been carefully considered to balance style and practicality, complemented by a functional mudroom that keeps everything organized behind the scenes. Upstairs, the home continues to impress with a spacious primary retreat complete with a spa-inspired five-piece ensuite, creating a true sense of escape. Two additional bedrooms and a versatile bonus room provide flexibility for families, guests, or a dedicated work-from-home space. The fully finished basement expands the living space even further, offering a cozy recreation area, wet bar, full bathroom, and an additional bedroom—ideal for entertaining, hosting, or creating a private retreat. Step outside to a fully landscaped west-facing backyard, perfectly positioned to capture long summer evenings and sunset views. Complete with a gazebo and storage shed, this outdoor space is both functional and inviting—ideal for relaxing or hosting. Located within walking distance to Chestermere Lake and close to parks, schools, local amenities, and just a short drive to East Hills Shopping

Centre, this home offers not only a beautiful space but a lifestyle defined by convenience and connection. Additional features include central air conditioning, a double attached garage, and an EV charger rough-in, offering future-ready convenience and added value. This is a rare opportunity to own a home that combines presence, practicality, and location in one of Chestermere's most desirable communities.