



**125 Lakeview Shores  
Chestermere, Alberta**

**MLS # A2303179**



**\$639,000**

<b>Division:</b>	West Chestermere Drive		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| 4 BEDROOMS | 3.5 BATHS | PROFESSIONALLY FINISHED BASEMENT | DOUBLE CAR GARAGE | 1,646+ SQ FT OF FINISHED LIVING SPACE | Welcome to 125 Lakeview Shores, a beautifully renovated two-storey home nestled in one of Chestermere's most desirable lake communities. Offering timeless style, modern upgrades, and a highly functional layout, this home is perfectly suited for today's busy families. Located on a quiet, family-friendly street just steps from parks, pathways, and schools, this residence delivers both comfort and convenience. With a total of 2,308+ sq ft of fully finished living space, there is plenty of room to live, work, and entertain. The main level features a welcoming front living room filled with an abundance of natural light, complemented by luxury vinyl plank flooring throughout. The modern, spacious kitchen showcases upgraded appliances and flows seamlessly into the dining area, with patio doors providing easy access to the backyard and large deck—ideal for indoor-outdoor living. Upstairs, you'll find three generous bedrooms, including a comfortable primary suite complete with a private full ensuite, along with an additional full bathroom serving the remaining bedrooms. The professionally finished basement expands your living space even further and includes a large family room, fourth bedroom, full bathroom, and storage—perfect for guests, older children, in-laws, or a private home office. Outside, the home boasts a large backyard with a substantial deck, offering ample space for outdoor entertaining, gardening, and family activities year-round. This PRIME LOCATION places you steps from Chestermere Lake, where you can enjoy boating, swimming, paddleboarding, fishing, lakeside pathways, and winter skating. Golf enthusiasts will appreciate proximity to Lakeside Golf Club. Families

will love the nearby schools, playgrounds, and recreational facilities, while everyday conveniences such as shopping, grocery stores, restaurants, caf&eacute;s, and essential services are all close by&mdash;without sacrificing the quiet, welcoming atmosphere Chestermere is known for. Combining modern renovations, a functional layout, a large backyard, and an exceptional location, 125 Lakeview Shores is a rare move-in-ready opportunity in a thriving lakeside community. Perfect for families, professionals, or anyone seeking exceptional value&mdash;don&rsquo;t miss your chance. Book your private showing today.