

199 West Lakeview Circle  
Chestermere, Alberta

MLS # A2160268



## \$690,000

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Level, Many		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Silent Floor Joists, Stone, Vinyl Siding, Wood Framing	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Three built-in shelf units (2 in the kids bedrooms and 1 in the ensuite), HIKvision doorbell camera		

Welcome to this beautiful 3-bedroom, 2.5-bathroom home in the highly sought-after Lakeview Landing community of Chestermere, Alberta. With 2000 sq ft of living space, this home is perfectly situated near walking trails, playgrounds, a bike park, and Chestermere Middle School, offering convenient access to outdoor activities and schools. The Lakeside Golf Course is also just a short distance away, making it an ideal location for golf enthusiasts. The large south-facing backyard is a private oasis, fully irrigated with front and back drip lines and beautifully landscaped with mature trees. Enjoy outdoor living on the composite deck or relax on the stamped patio area, perfect for summer gatherings. Parking is never an issue with an oversized, heated double-attached garage equipped with 220V, a large RV parking pad along the side of the house, and a spacious concrete triple-car driveway. Inside, the open-concept main floor is designed for modern living, featuring tile and LVP floors that are both stylish and easy to maintain. The kitchen is equipped with a Mountain Fresh Canada water filtration system, a kitchen island and a pantry. The dining room overlooks the beautiful backyard and is open to the living room featuring a gas fireplace. On the second level, a generous bonus room over the garage, complete with a gas stove, provides a cozy space for family movie nights. The primary bedroom offers a peaceful retreat with a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms and a second 4-piece bathroom complete the upper level. The unfinished basement presents a blank canvas, allowing you to customize the space to suit your needs. Recent updates to the home include a new oven and dishwasher in 2023, a water heater in 2022, and a new roof in 2017, ensuring peace of mind for years to come. This home is a perfect blend of comfort, convenience,

and opportunity, making it an excellent choice for your family. Don't miss the chance to make it your own!