

## 236 Shoreline Vista Chestermere, Alberta

MLS # A2163243



# \$810,000

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s)

**Inclusions:** Storage Shed, TV & mount in Livingroom

This beautifully maintained Mattamy built home is located on a quiet street and features tons of upgrades. As you walk past the front patio into the main entrance, you experience massive ceilings, a large closet and a 2 piece bathroom. Moving up to the main level you have gorgeous unique and luxury hardwood flooring leading you to a large office before entering the open concept living room featuring a gas fireplace with maple surround and tv mount with hidden components. Your massive kitchen and dining room space features built-in appliances including a gas range, wall oven and microwave, ceiling height cabinets, large pantry, coffee bar and matching granite countertops throughout the home. The gas line hook up on the deck area allows for BBQ convenience as well as easy access for you and your pets to the large backyard. The second level is where you experience huge vaulted ceilings with plenty of natural light from the covered patio area. The top level has 4 bedrooms with a range of features from vaulted ceilings to walk in closets. Your primary bedroom is not only spacious and practical with a walk-in closet, it also features a 5 piece en suite with double sinks, full glass shower and jetted tub. Entering from the garage or side entrance, you have your laundry room/mudroom that also has a utility sink and cabinets for storage. The unfinished basement presents a fantastic opportunity for adding a 5th legal bedroom, another bath or any other customization you'd like. You'll notice the many upgrades in this home, even what you can't see has been upgraded, like the attic insulation to R50, tankless hot water tank etc. Located close to the lake and walking paths, this home offers easy access to Chestermere's outdoor scenery and activities. Book a showing today to see it in person!