

**251 Lakeview Cove**  
**Chestermere, Alberta**

**MLS # A2289312**



**\$698,000**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), 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	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Recreation Facilities, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Cabinets in the garage, Cabinet with stained glass in the bonus room, pool table in the basement

**FIRST TIME ON THE MARKET & TRULY CUSTOM BUILT** This is a rare opportunity to own a home that was custom built by the original owner, a superintendent at a construction company, where every detail and every layout decision was planned ahead with intention and precision. This isn't a cookie-cutter build&mdash;this is a thoughtfully designed home that reflects experience, quality, and long-term vision (NO POLY-B). With approximately 3,000 sq ft of total living space, there's plenty of room for families to grow, gather, and enjoy. Built in 1998, the home has been exceptionally well maintained and thoughtfully upgraded over the years. Major updates include a new furnace (2018), two new hot water tanks (2018), and a new roof (2018) with approximately 25 years of warranty remaining, offering true peace of mind for the next owner. Upstairs, the primary bedroom features a rare and cozy private fireplace - a standout feature that creates a warm, relaxing retreat at the end of the day. The rest of the home follows a smart, efficient, and well-balanced layout, designed for real life, not just looks. The kitchen flows seamlessly into the living room, making the main floor perfect for entertaining and everyday living alike. Main-floor laundry adds convenience, central air conditioning keeps the home comfortable through the summer, and the large west-facing backyard is ideal for pets, kids, BBQs, and long summer evenings. Located on a safe, quiet circular cul-de-sac in an established and family-friendly neighborhood, this home is just blocks from Lake Chestermere, nearby schools, and the golf course. Enjoy the welcoming community and small-town charm of Chestermere, while being only minutes from Calgary and all major amenities. Adding even more value, select items may be included in the sale, including custom stained-glass

cabinetry in the bonus room, garage cabinets, and the pool table in the basement&mdash;making this home move-in ready with thoughtful extras already in place. Homes built with this level of care, foresight, and craftsmanship rarely come to market. If you&rsquo;re looking for quality, space, and location&mdash;this one checks every box. Contact your favorite Realtor for a showing.