

172 West Lakeview Circle
Chestermere, Alberta

MLS # A2304708



\$679,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Perfectly situated in a family-friendly location just steps from the scenic canal pathways, this home offers an ideal blend of comfort, function, and everyday lifestyle. With quick access to Lakeside Greens Golf Course, Chestermere Lake, and nearby schools, the setting is as convenient as it is appealing. A welcoming front porch leads into a bright and thoughtfully designed main floor, where natural light fills the space through large vinyl windows. The layout flows effortlessly, connecting the main living areas while still offering defined spaces for both relaxing and entertaining. The living room is warm and inviting, centered around a gas fireplace that creates a natural focal point. The kitchen is positioned at the heart of the home, designed for both function and connection, seamlessly opening into the dining area. From here, a garden door leads out to the rear deck, extending your living space outdoors and overlooking the backyard—perfect for summer evenings or casual gatherings. Practicality is built into the design, with direct access from the double attached garage into a mudroom and laundry area, keeping day-to-day living organized and efficient. Upstairs, you’ll find a Huge Spacious Bonus Room, 3 comfortable bedrooms, including a Large Primary Retreat with a large walk-in closet. The developed basement adds valuable additional space, ideal for a recreation area, home office, or guest setup depending on your needs. Outside, the fully fenced backyard offers privacy and room to enjoy, whether you’re entertaining, relaxing, or spending time with family.