

**187 West Lakeview Circle  
Chestermere, Alberta**

**MLS # A2308914**



**\$789,900**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Heated Garage, Insulated, Oversized, Quad or		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** .

This is likely the bungalow you've been waiting for! Welcome to 187 West Lakeview Circle &mdash; a beautifully maintained corner-lot bungalow tucked away in a quiet close, directly across from a scenic park and just steps from everything Chestermere has to offer, including the lake, golf course, schools, shopping, parks, ponds, and walking paths. This property delivers exceptional parking and storage with a heated quad-car garage, oversized driveway accommodating 3 additional vehicles, fully fenced RV parking, and a fully developed basement &mdash; offering over 2,400 sq. ft. of total developed living space. The front yard showcases stunning Arizona-inspired, maintenance-free landscaping, adding incredible curb appeal. Step inside to a bright and open-concept layout highlighted by soaring vaulted ceilings and an abundance of natural light. The spacious main floor is perfect for entertaining, featuring a welcoming living room with a cozy gas fireplace, a dining area, and an updated kitchen complete with stainless steel appliances. The main level also offers a luxurious primary retreat with a 4-piece ensuite and generous walk-in closet. Down the hall, you'll find an additional bedroom, convenient main floor laundry, and a functional mudroom with direct access to the heated quad-car garage. The fully developed lower level offers endless space for relaxing and entertaining, complete with a massive recreation/games room featuring a second gas fireplace, a large additional bedroom, a full 4-piece bathroom, and two oversized storage rooms for all your seasonal items and extras. Additional highlights include central air conditioning, a 6,555 sq. ft. lot, private vinyl fencing, RV parking, a spacious deck and patio area, plus an outdoor shed for even more storage. This is a rare opportunity to own a beautifully cared-for bungalow offering

incredible functionality, ample parking, and an unbeatable location in one of Chestermere's most desirable communities. Feel free to click on the 3-D virtual tour , then call your favourite realtor today to book your private tour !