

**312 Viewpointe Terrace  
Chestermere, Alberta**

**MLS # A2309011**



**\$618,000**

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, No Smoking Home		

**Inclusions:** Second fridge and microwave in basement. Security cameras and equipment.

Meticulously maintained and thoughtfully upgraded by the original owners, this spacious home is ideally situated on a quiet street just two doors down from a park and playground. It offers numerous upgrades including a professionally developed illegal basement suite with a separate entrance and its own laundry. Filled with natural light from the large windows, the main level features an excellent open-concept layout with a spacious kitchen boasting granite counters, a walk-through pantry, and premium stainless steel appliances including a gas range. The adjoining dining area easily accommodates a large table and provides access to the sunny rear deck, and the generous living room features a tray ceiling and cozy gas fireplace. A 2-piece bathroom and access to the finished double garage complete the main floor. Upstairs you’ll find three generous bedrooms including a king-sized primary retreat with a walk-in closet and full ensuite bathroom, along with a bonus room featuring a custom built-in wall unit with ample storage. You’ll also appreciate the convenience of the spacious upper laundry room with a linen closet. The walkout lower level was professionally finished with permits and features LVP flooring, a kitchen/wet bar (no stove), adjoining family room, full bathroom, separate laundry, and plenty of storage. It can easily function as additional living space or as an illegal bachelor-style suite. Outside, the large sunny backyard is fully fenced and landscaped, complete with mature trees, planter beds, and a spacious patio. Conveniently located close to parks, playgrounds, Chestermere Lake, Cove Beach, shopping, schools, and more. Call your favorite Realtor to schedule your private viewing &mdash; you won’t be disappointed!