

**164 West Lakeview Circle  
Chestermere, Alberta**

**MLS # A2309516**



**\$629,900**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan		

**Inclusions:** AC, Garage heater, storage shed

**\$5000 RENOVATION CREDIT to buyers on closing!! PRICE REDUCED TO SELL!! BEST VALUE IN CHESTERMERE!! This is THE DEAL you have been waiting for!! Welcome to this BEAUTIFUL FAMILY HOME offering over 2683 SQ.FT. of developable living space & a KITCHEN that will absolutely STEAL THE SHOW!!! HOMES WITH THIS MANY FEATURES &mdash; RENOVATED ENSUITE, AIR CONDITIONING, HEATED GARAGE, CORNER LOT, RENOVATED BATHROOMS + an INCREDIBLE KITCHEN &mdash; DON&rsquo;T COME ALONG OFTEN!!!! Perfectly situated on a LARGE CORNER LOT, this home offers EXTRA PRIVACY with NO NEIGHBOURS ON ONE SIDE plus ADDITIONAL PARKING &mdash; a feature buyers are always looking for! Step inside to a WELCOMING FOYER featuring HARDWOOD FLOORS and UPGRADED BASEBOARDS throughout, creating a bright and polished first impression. The SPACIOUS LIVING ROOM provides the perfect place to relax, while the INCREDIBLE KITCHEN is designed for both everyday living and entertaining. You&rsquo;ll love the BEAUTIFUL DARK CUSTOM CABINETRY, GRANITE COUNTERTOPS, LARGE ISLAND with UNDERMOUNT SINK + UPGRADED FAUCET, GLASS TILE BACKSPLASH, and CORNER PANTRY &mdash; a space that is both stylish and incredibly functional. The BRIGHT DINING AREA flows seamlessly off the kitchen and features DIRECT ACCESS TO YOUR BACK DECK, making it perfect for hosting family and friends. The main floor also includes a CONVENIENT LAUNDRY / MUD ROOM that has been UPGRADED with BEAUTIFUL TILE FLOORING and CUSTOM LOCKERS, helping keep everyday life organized and clutter-free, along with a 2-PIECE BATHROOM. Upstairs you&rsquo;ll find a large BONUS ROOM featuring a CORNER GAS**

FIREPLACE &mdash; the perfect space for movie nights, watching the big game, or relaxing at the end of the day. The PRIMARY BEDROOM is spacious and now features a BEAUTIFULLY RENOVATED ENSUITE complete with a LUXURY TILED TUB / SHOWER, CLASSY TILE FLOORING, and a STYLISH NEW VANITY &mdash; creating a true spa-like retreat. Two additional spacious bedrooms with large windows provide plenty of room for family, guests, or a home office, along with an UPDATED BATHROOM with STUNNING walk in TILE shower!! The basement is partially framed and awaits your creative touch. The expansive backyard offers plenty of room to enjoy the outdoors and features a spacious 2 tier deck that is PERFECT for Summer BBQS, entertaining friends or RELAXING IN THE SUN!! And don't forget the spacious garage featuring a GAS HEATER, making winter mornings in Alberta MUCH more comfortable! FANTASTIC LOCATION!!! Just down the street from a PLAYGROUND, around the corner from SCHOOLS, and only minutes to the LAKE and local amenities. BOOK YOUR SHOWING TODAY!!!