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GRASSROOTS REALTY GROUP

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516 West Lakeview Drive Chestermere, Alberta

MLS # A2354921

$474,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,579 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Other, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other, Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

WELCOME HOME! This amazing home is design forward and beautifully finished. Not to mention, this Chestermere half duplex is anything but ordinary! Thoughtfully updated with a creative eye for colour, texture and contrast, this home delivers the kind of finishings and atmosphere you rarely find at this price point. The main floor immediately sets the tone with a bright, open-concept layout and a striking designer kitchen featuring crisp white cabinetry, rich black lower cabinets, quartz countertops, full-height subway tile backsplash, stainless steel appliances and an oversized island that sets the tone. The result is charming yet highly functional, with plenty of room for everyday life. Throughout the home, design details create a truly individual feel, from the dramatic charcoal fireplace feature wall and sculptural pendant lighting to the warm wood tones, matte black accents, layered textures and carefully selected architectural and decorative elements. An abundance of windows keep the spaces bright and inviting. The dining area flows naturally into the living room, where the fireplace creates a cozy focal point. This is a home that feels intentional from room to room. Moving upstairs you will find 3 comfortable bedrooms and a practical family layout, including the primary perfect ensuite. An additional bathroom & convenient laundry room complete the upper level, while the unfinished basement provides a flexible space for future development, whether it is a rec room, home office, gym, additional bedroom space or whatever best suits your lifestyle. Outside, mature trees, fully fenced yard and a double parking pad provide all necessities. Located in desirable Chestermere, you're close to the lake, parks, schools, shopping and everyday amenities, with Calgary just a short drive away. If you're looking for a home with personality, not just four walls and builder finishes, this

one delivers! Stylish, warm, creative and exceptionally well considered, it's a home that feels as good as it looks! Don't miss out!

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