

# \$677,000 - 204 Lakeview Shores, Chestermere

MLS® #A2196549

**\$677,000**

4 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

Welcome to this beautiful Bungalow with 2252.62 sq. ft. of total developed living space, in the great location of Lakeview Landing in Chestermere. close to golf course, schools, park/playgrounds, lake, shopping and just a few minutes' drive to Easthills, Stoney Trail and East Calgary. Entering into the front foyer you will immediately fall in love with the 12'4" vaulted ceiling height and natural light in the living room complete with Gas fireplace. Continue forward on the hardwood floors passing the tiled 2pc powder room and into the spacious kitchen with ample cabinets and counter space, stainless steel appliances, pantry, and moveable centre island. Kitchen is open to the nice sized dining area. Moving out through patio doors off the kitchen/dining you step onto a huge double tiered deck with awesome hot tub with electric raising cover. This cover becomes the roof where you can add mesh sides for privacy. The back decks features gas line for a BBQ and gazebo structure where you could string lights and/or add a propane fire table to create a perfect summer night. There is also artificial turf in the back yard (which means no mowing and it works perfectly for pets) and Garden shed for storage. Entering back into the main level there is a large primary bedroom that can easily accommodate a King bed, complete with walk in closet and 4 pc. Ensuite bathroom with separate shower and jetted tub. Rounding out the main floor and back off the foyer at front you enter into the second bedroom,



currently used as an office/den, or into the mudroom/laundry room that has access to the double size insulated and heated attached garage. Continue on downstairs to the large family rec. room complete with custom bar...bar stools, fridge, dart board, and electric fireplace stay!. The lower level has 2 more good sized bedrooms and a very large 4 pc bathroom, plus a utility room with oodles of space for storage complete with shelving. Don't miss out, book your showing today!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196549    |
| Price          | \$677,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,237       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 Lakeview Shores |
| Subdivision | Lakeview Landing    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X1H6              |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                |
| Parking        | Garage Door Opener, Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Bar, Ceiling Fan(s)                                                                  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, See Remarks, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Central                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                 |
| Fireplaces        | Gas, Electric                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                  |
| Lot Description   | Back Yard, Front Yard, City Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                               |
| Construction      | Mixed                                                         |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 66                  |
| Zoning         | R-1                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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