

157 West Lakeview Crescent  
Chestermere, Alberta

MLS # A2199564



**\$574,990**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** Sheds in back yard, FIREPIT, ALARM (hardware only)

\*\*\*\*\*NEW PRICE\*\*\*\*\* FANTASTIC BUNGALOW VALUE IN CHESTERMERE!! | BEAUTIFUL CURB APPEAL | WELL LOVED 3 BED + 3 BATH FULLY DEVELOPED BUNGALOW | LIGHT & BRIGHT | BEAUTIFULLY LANDSCAPED | LARGE DECK & PATIO | PHENOMENAL LOCATION | PERFECT for a small family, a downsizer or a first time home buyer!! You will appreciate the PRIDE OF OWNERSHIP the moment you lay eyes on your WELL MAINTAINED bungalow located in the coveted community of Lakeview Landing. Offering 2392 SQ FT of well designed space--- with approximately 150 sq ft of undeveloped lower level STORAGE SPACE. The moment you enter your front foyer, you can't help but notice the soft, warm and inviting palette throughout. TONS of NATURAL LIGHT floods your OPEN CONCEPT main floor entertainment zone from front to back. Enjoy preparing your favorite culinary masterpieces for family and friends in your OPEN and BRIGHT kitchen complete with breakfast nook/dining area off the back of the home. A sliding door off your dining area leads to an impressive backyard oasis--perfect for barbequing and more entertaining! Enjoy an after dinner drink in your cozy living room complete with GAS fireplace. Retreat at the end of the night to the CALMING OASIS of the primary bedroom -- enjoy a warm bubble bath in your spa-like en suite. An additional good sized bedroom, 4-piece bath, and laundry room off the garage finishes off your IDEAL and VERY FUNCTIONAL main floor living space. Enjoy watching a hockey game, or your favorite Netflix series in your LARGE lower level FAMILY/REC ROOM with GAS FIREPLACE! Your lower level offers an ADDITIONAL good sized BEDROOM + A DEN/WORKOUT AREA/OFFICE with french doors (could be used as a 4th bedroom) +++ another 4-piece bath. Enjoy morning coffees

while soaking up the sun from your large & high quality DURADEK VINYL DECK, lower patio or beautiful green space. Your OUTDOOR OASIS offers plenty of space for the entire family or furry friends to play!!! Your PROFESSIONALLY landscaped yard -- complete with INTERLOCKING BRICK patio area, FIREPIT, TWO sheds, a beautiful garden and mature trees! Your PRIME Location is just 10 minutes east of Calgary city limits and 25 minutes from downtown or the Calgary International Airport. A lake life community offers year round activities - lay on the beach, swimming, paddleboarding, kayaking, boating, waterskiing, surfing, sailing, fishing, jet skiing, skating! Located in a quiet, family-friendly neighborhood, you're just moments from Chestermere Lake, parks, schools, shopping, and all the amenities that make this community one of Alberta's hidden gems. Chestermere is RAPIDLY GROWING with exciting new developments, including the De Havilland manufacturing plant nearby. This is your chance to enjoy "small-town" living - with all the benefits of a bigger city!!! You will LOVE this JEWEL of a home!