

# \$611,000 - 204 Lakeview Shores, Chestermere

MLS® #A2196549

**\$611,000**

4 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

\*\*\* PRICE IMPROVEMENT\*\*\*Welcome to this beautiful bungalow with front double attached heated garage, nestled in the desirable Lakeview Landing of Chestermere! Boasting a total of 2252.62 sq. ft. developed living space, this home offers a fantastic location close to the golf course, schools, parks/playgrounds, the lake, and shopping. Enjoy quick access to Easthills, Stoney Trail, and East Calgary.

Step inside the front foyer and be captivated by the soaring 12'4" vaulted ceiling and abundant natural light illuminating the living room, complete with a cozy gas fireplace. Gleaming hardwood floors guide you past the convenient tiled 2-piece powder room and into the spacious kitchen. Here, you'll find ample cabinetry, elegant quartz countertops, stainless steel appliances, a practical pantry, and a versatile movable center island. The kitchen seamlessly flows into the well-sized dining area.

Extend your living space outdoors through patio doors leading to a huge double-tiered deck. This outdoor oasis features an amazing hot tub with an electric raising cover that can even be transformed into a privacy-enhanced space with optional mesh sides. The back deck is equipped with a gas line for your BBQ and a charming gazebo structure with string lights, perfect for adding a propane fire table and creating memorable summer evenings. The low-maintenance artificial turf in the backyard is ideal for pet owners, and a garden shed provides extra storage.



Back inside this air conditioned home, the main level hosts a large primary bedroom easily accommodating a king-size bed, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom featuring a separate shower and a jetted tub. Completing the main floor is a second bedroom, currently utilized as an office/den, and a practical mudroom/laundry room with direct access to the insulated and heated double attached garage.

Descend to the lower level and discover a spacious family recreation room, highlighted by a custom bar (bar stools, fridge, dartboard, and electric fireplace included!). You'll also find two more generously sized bedrooms, a very large 4-piece bathroom, and a utility room offering abundant storage space with shelving. Don't miss the opportunity to make this wonderful home yours â€” book your showing today!

Built in 2001

### **Essential Information**

MLS® #	A2196549
Price	\$611,000
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
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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	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, Heated Garage
# of Garages	2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	133
Zoning	R-1

**Listing Details**

Listing Office                Real Estate Professionals Inc.

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