

\$485,000 - 448 West Lakeview Drive, Chestermere

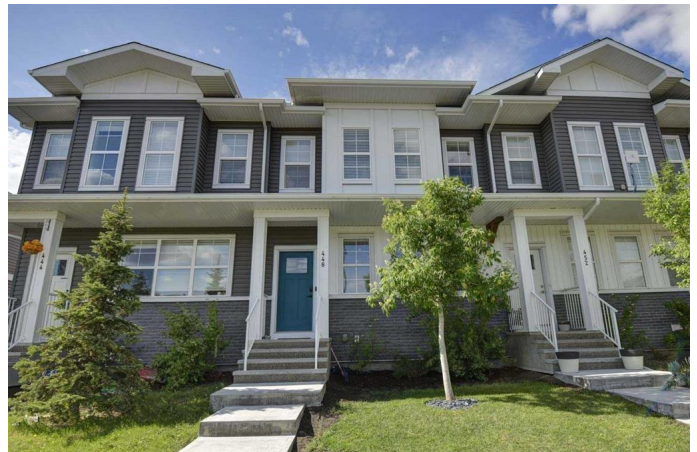
MLS® #A2227468

\$485,000

3 Bedroom, 3.00 Bathroom, 1,522 sqft
Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

PRICE REDUCTION....WE FOUND JUST WHAT YOU'VE BEEN LOOKING FOR! NO CONDO FEES in a beautiful OPEN AND AIRY plan. This 3 BEDROOM, 2 1/2 Bath townhome is move-in ready to accommodate your growing family. The inclusion of large windows and high ceilings is more than just a design choice—it is an investment in future comfort, and timeless elegance. These features transform ordinary into extraordinary space, enhancing the main living area. You will be delighted with the tasteful, fresh decor that provides ample space for each family member or guest. Gorgeous QUARTZ counters drape over nearly every horizontal surface including a huge Island for food preparation and entertaining. STAINLESS STEEL appliances include a SIDE-BY-SIDE REFRIGERATOR, DISHWASHER, MICROWAVE HOOD FAN and GAS STOVE. The SECOND FLOOR LAUNDRY allows for efficient use of time and convenient access. The large Prime Bedroom includes a sizable walk-in (with builtin organizer) and spa-like DUAL SINK ENSUITE that is a welcome delight during your busy morning preparations. The computer desk area, 4-piece main Bath and 2 more substantial bedrooms complete the second level. AIRCONDITIONED to deal with those hot summer days, this home also includes a WATER FILTRATION SYSTEM and a WATER SOFTENER. The LARGE DECK (with PERGOLA) immediately off the kitchen is a perfect escape for a quiet morning coffee or



evening BAR-B-QUE (with natural gas outlet).
A double cement parking pad and unspoiled
basement await your future plans. COMPARE
THE VALUE... then Call your favourite realtor
today to arrange your private viewing.

Built in 2020

Essential Information

MLS® #	A2227468
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	448 West Lakeview Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2A4

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Washer, Window Coverings, Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	136
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.