

# \$674,900 - 186 West Lakeview Passage, Chestermere

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MLS® #A2213053

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

Looking for a home that stands out with pride of ownership and effortless, spacious living? This custom bi-level is truly one of a kind. The main floor is bright and inviting, featuring newer triple-pane windows, skylights, and a thoughtfully designed open concept layout. The private primary suite is tucked away from the main living areas, offering ultimate comfort. The 5 piece Master ensuite boasts an impressive renovation including dual vanities, soaking tub, heated-floors and stunning tile work. The heart of the home is the island kitchen, complete with recently installed quartz countertops, stainless steel appliances, new backsplash and heated floors! There is a seamless transition to the dining and living areas allowing for great site lines for the family to enjoy all the view of the beautifully manicured backyard. The family room, centered around a cozy gas fireplace, opens to a stunning two-tiered deck with a remote-controlled retractable awningâ€”perfect for year-round enjoyment. The lower level is designed for relaxation and entertainment, featuring a spacious games room, two additional bedrooms, a full bath, a laundry room, and plenty of storage. A brand-new furnace (2023) ensures efficiency, while full air conditioning keeps the entire home comfortable. Step outside to a private backyard oasis with mature trees, a tranquil pond, a fire pit, and raised garden bedsâ€”a serene retreat right at home. The low-maintenance exterior includes leaf-filtered



rain gutters on the treed side of the house for added convenience. This home is located on a school bus route and just within site of a neighborhood park. Residents living in this community have the ability to launch 2 boats for free on the lake. This exceptional home is a must-see! Book your showing today to see this one of a kind home.

Built in 2001

### **Essential Information**

MLS® #	A2213053
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	186 West Lakeview Passage
Subdivision	Lakeview Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1H5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Hardwood Floors, Open Floorplan, Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Softener, Window Coverings
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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