

# \$705,000 - 204 Lakeview Shores, Chestermere

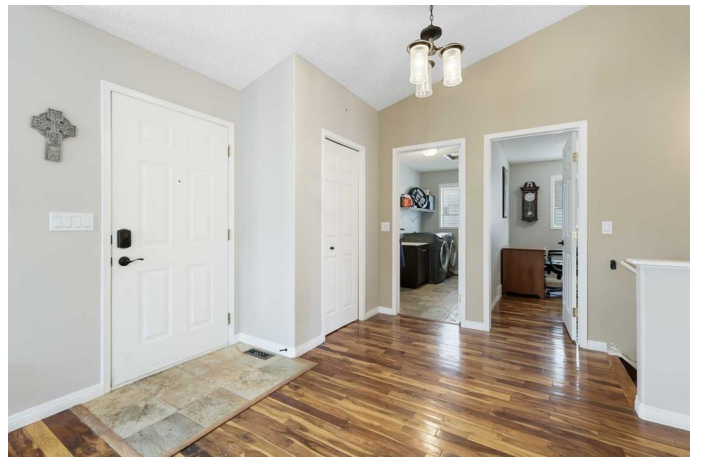
MLS® #A2196549

**\$705,000**

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	\$705,000
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
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Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, Pantry, Walk-In Closet(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Central, Forced Air, Natural Gas
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, 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	45
Zoning	R-1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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