

## 95 West Lakeview Passage Chestermere, Alberta

**MLS # A2218126**

# \$669,900

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Shed

Luxury meets comfort in this gorgeous 3 bed, 2.5 bath former Show Home nestled on a quiet street in the highly sought after community of Lakeview Landing. The main level consists of an open plan with lovely hardwood flooring and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight offering S/S appliances, quartz countertops, custom cabinets plus a corner pantry and huge breakfast bar that overlooks the large living room and separate eating area that grants access to a huge East facing backyard. Completing the main floor is a good sized den/office that could be used as a formal dining room plus a 2pc bath and laundry area/mudroom off the double attached garage. Upstairs you will find a spacious bonus room with a cozy gas fireplace plus an oversized primary bedroom with a walk-in closet and spa-like ensuite. Two additional bedrooms and a 4pc bath complete the upper level. The basement is ready for development, offering high ceilings, large windows and bathroom rough-in. Additional bonuses include a fully finished garage plus a central vacuum system and water softener. The exterior is fully fenced and landscaped with a massive backyard, good sized shed and large deck that is perfect for outdoor gatherings. Located close to schools, parks, Chestermere Lake, walking paths plus major shopping and easy access to main roadways. A must see !!