

## 141 SHORELINE Vista Chestermere, Alberta

**MLS # A2218562**


# \$629,900

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** TV Bracket

141 Shoreline Vista – Located in a family friendly area of Chestermere, this Bright & Beautiful Home Awaits! With almost 1800 sq ft of living space, this stunning three-bedroom home has been thoughtfully upgraded for comfort and style! This gem boasts completed fencing, lush lawn, and a MASSIVE MAINTENANCE FREE composite deck, perfect for enjoying sunny afternoons! Step inside and be greeted by a spacious entrance that sets the tone for the inviting atmosphere. The 9-foot ceilings on the main floor enhance the airy, open feel, making it an ideal space for both family time and entertaining. You will love the cozy gas fireplace! Patio doors lead to your sun-drenched backyard, an excellent spot for BBQs and summer fun! Chef’s Kitchen Highlights include, Sleek quartz countertops, Stainless steel appliances along with an extra-large island, plenty of room for culinary creations! Second Level Comfort, include three generously sized bedrooms and a large bonus room! The Primary suite fits a king bed, with an ensuite & walk-in closet! Convenient upper level laundry makes life easier! Double Attached Garage: Insulated and drywalled, ideal for protecting your vehicles year-round! Enjoy the small City charm of Chestermere combined with walking distance to the lake! The school bus stops just steps away, making mornings effortless! Extras include a vacuum system, recently replaced smoke detectors, and an immaculately maintained home. Close to the off-leash dog park, shops, and services, this location is ideal! Don't miss out on this beautiful home!