

## 247 Lakepointe Drive Chestermere, Alberta

**MLS # A2224257**


# \$888,800

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,208 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Open House May 31 , SATURDAY 1:00-4:00pm. This fully finished two-storey walkout home is located in the quiet and scenic community of Lakepointe in Chestermere, offering breathtaking south-facing views of the lake, pond, and surrounding natural reserve with direct access to walking paths and parks. Inside, the main level impresses with 9' knockdown ceilings, rich multi-tone hardwood flooring, and a bright front flex room perfect for a home office or playroom. The open-concept living area features a cozy gas fireplace and flows into the dining space and gourmet kitchen, complete with granite countertops, stainless steel appliances, soft-close cabinetry, a large island with seating, and a walk-in pantry. French doors lead to an oversized deck with a gas hookup—ideal for outdoor entertaining. Upstairs offers a comfortable bonus room, two generous bedrooms, and a spacious primary suite with lake views, his-and-hers closets, and a 5-piece ensuite featuring a jetted tub and tiled shower. The walkout basement adds even more living space with a family room, stacked-stone fireplace, full bathroom, and room for future development. Additional upgrades include air conditioning, reverse osmosis, central vacuum, water softener, garburator, and a double attached garage. This home blends comfort, style, and an unbeatable location—perfect for family living.