

**195 West Lakeview Circle
Chestermere, Alberta****MLS # A2243973****\$669,000**

Division:	Lakeview Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Vinyl**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Ceiling Fan(s), Storage, Sump Pump(s), Tankless Hot Water, Wet Bar**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-1**Utilities:** -**Inclusions:** N/A

MAJOR PRICE REDUCTION!!!! Beautiful bungalow with loads of new upgrades and improvements. It has recently had new shingles installed. All newer appliances! New hot water on demand , water softener , air conditioning , new sump pump with battery back up . Vinyl plank flooring on the main and luxurious carpet in the basement. Freshly painted throughout. . New bath tub in primary ensuite , new sod , new eavestrough , new sinks in main floor baths, new light fixtures. The home offers an enormous stamped concrete driveway and a huge 24x 26 garage! The basement is an entertainer's dream with a massive recreation room and an elegant bar to serve your guests. It features a bedroom office and a bathroom. Upstairs has a painted kitchen with newer stainless steel appliances. The back yard has a massive multi level deck for outdoor living enjoyment. Not to mention a nicely built shed with architectural details. Located across from a quiet park, walking distance to schools and easy access to shopping. Realtors: please see remarks.