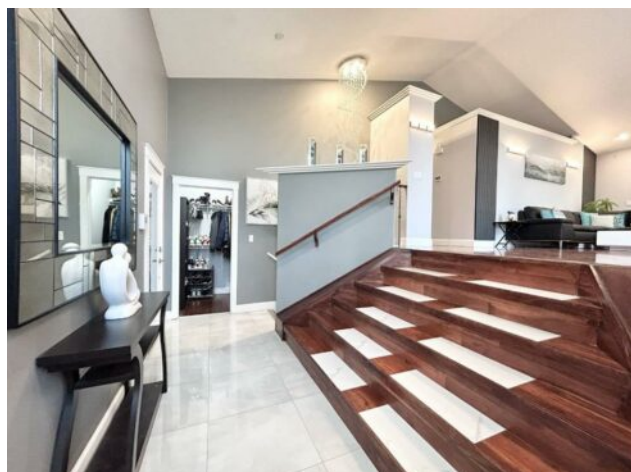


## 305 Lakeside Greens Crescent Chestermere, Alberta

MLS # A2248745



# \$729,900

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeside Greens                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | Bungalow                                                            |               |                   |
| <b>Size:</b>     | 1,638 sq.ft.                                                        | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 5                                                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Triple Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                            |                   |     |
|--------------------|------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                         | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Wood                                                       | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)

**Inclusions:** NONE

WOW! SPACIOUS 5 BEDROOM, 3 BATH RAISED BUNGALOW WITH OVER 3000 SQFT OF FINISHED LIVING SPACE & TRIPLE CAR GARAGE! Oversized foyer & livingroom boasts vaulted ceilings and ceiling fan to keep you cool on those warm summer nights. Main floor features bright and open kitchen with large center island, breakfast bar, plenty of cabinet space & upgraded quartz countertop. Conveniently located master on the main floor with 4pc ensuite that includes a jetted tub and walk in shower plus his and hers closets with floor to ceiling mirrors. A second good size bedroom and renovated 4pc bathroom complete the main floor. Lower level has a large rec room with cozy fireplace plus 3 additional bedrooms and renovated 3pc bathroom. Walkout basement/ separate entrance unlocks lots of future potential. Private fully fenced backyard just steps away from the golf course. Prime location close to golf course, Chestermere lake, playgrounds, schools and shopping. EXCELLENT opportunity to live in sought after community LAKESIDE GREENS where you can enjoy FIREWORKS from your dining room window!