

**856 West Lakeview Drive  
Chestermere, Alberta**

**MLS # A2258758**



**\$625,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

<b>Heating:</b>	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** White board in Den, Ring doorbell,

**CHECK THIS ONE OUT! | DOUBLE CAR GARAGE | 4 BEDROOMS + MAIN FLOOR DEN | PROFESSIONALLY FINISHED BASEMENT | 3.5 BATHS | AIR CONDITIONED | 2540+ SQ FT OF LUXURIOUS LIVING SPACE** This almost brand-new home—a best-selling model custom-built by the original owners—offers timeless style, modern upgrades, and a highly functional layout for today's busy families. Set on a traditional lot (not zero-lot line) and located on a family-friendly street just steps away from ponds, parks, pathways, schools, and shopping, this home delivers both comfort and convenience. The open-concept main floor impresses with 9-ft ceilings, luxury vinyl plank flooring, and an abundance of natural light. A chef's kitchen anchors the space, featuring quartz countertops, shaker-style cabinetry with extended trims, stainless steel appliances including a gas cooktop, recessed lighting, a large island with flush eating bar, a pantry, and a spacious dining area. The layout also includes a main floor bedroom/den, a welcoming foyer, and a family room with soaring ceilings and extra-tall windows. A rear mudroom adds storage and direct access to the oversized 22' x 20' detached garage. Upstairs, the luxurious primary suite offers dual vanities, a spa-like oversized glass shower, and a massive walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete this level. The professionally finished basement provides even more living space with a large family room, 4th bedroom, full bathroom, storage, and a full-sized furnace/mechanical room. Additional highlights include: • Central A/C • Smart home technology • Radon rough-in for peace of mind • Designer lighting, upgraded plumbing fixtures & electrical finishes • Generously sized bedrooms with large

windows for natural light With a quick 2025 possession date, this home is move-in ready and checks all the boxes for families, professionals, or investors alike. Don't miss out—call your friendly REALTOR® today to book your private showing!