

## 204 Lakeview Shores Chestermere, Alberta

**MLS # A2196549**


# \$623,900

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bar, Ceiling Fan(s), Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** bar and bar stools, garden shed, storage bin, garage cabinet and shelving, storage room shelving

\*\*\* PRICE IMPROVEMENT\*\*\*Welcome to this beautiful bungalow nestled in the desirable Lakeview Landing of Chestermere! Boasting a total of 2252.62 sq. ft. developed living space, this home offers a fantastic location close to the golf course, schools, parks/playgrounds, the lake, and shopping. Enjoy quick access to Easthills, Stoney Trail, and East Calgary. Step inside the front foyer and be captivated by the soaring 12'4" vaulted ceiling and abundant natural light illuminating the living room, complete with a cozy gas fireplace. Gleaming hardwood floors guide you past the convenient tiled 2-piece powder room and into the spacious kitchen. Here, you'll find ample cabinetry, elegant quartz countertops, stainless steel appliances, a practical pantry, and a versatile movable center island. The kitchen seamlessly flows into the well-sized dining area. Extend your living space outdoors through patio doors leading to a huge double-tiered deck. This outdoor oasis features an amazing hot tub with an electric raising cover that can even be transformed into a privacy-enhanced space with optional mesh sides. The back deck is equipped with a gas line for your BBQ and a charming gazebo structure with string lights, perfect for adding a propane fire table and creating memorable summer evenings. The low-maintenance artificial turf in the backyard is ideal for pet owners, and a garden shed provides extra storage. Back inside, the main level hosts a large primary bedroom easily accommodating a king-size bed, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom featuring a separate shower and a jetted tub. Completing the main floor is a second bedroom, currently utilized as an office/den, and a practical mudroom/laundry room with direct access to the insulated and heated double attached garage. Descend to the lower level and discover a spacious family recreation room,

highlighted by a custom bar (bar stools, fridge, dartboard, and electric fireplace included!). You'll also find two more generously sized bedrooms, a very large 4-piece bathroom, and a utility room offering abundant storage space with shelving. Don't miss the opportunity to make this wonderful home yours – book your showing today!