

# **\$715,000 - 249 West Lakeview Place, Chestermere**

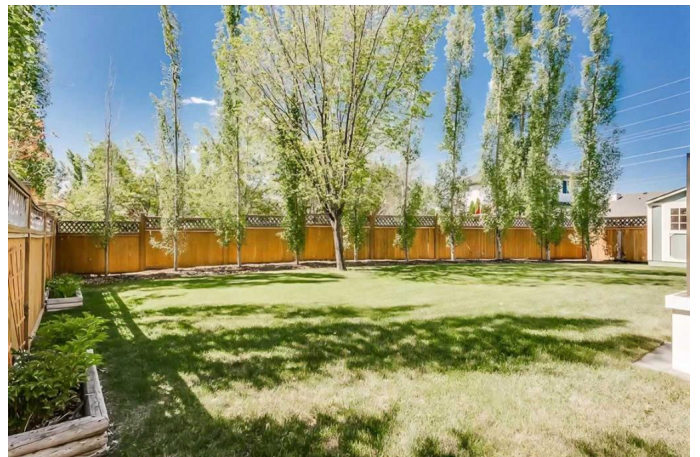
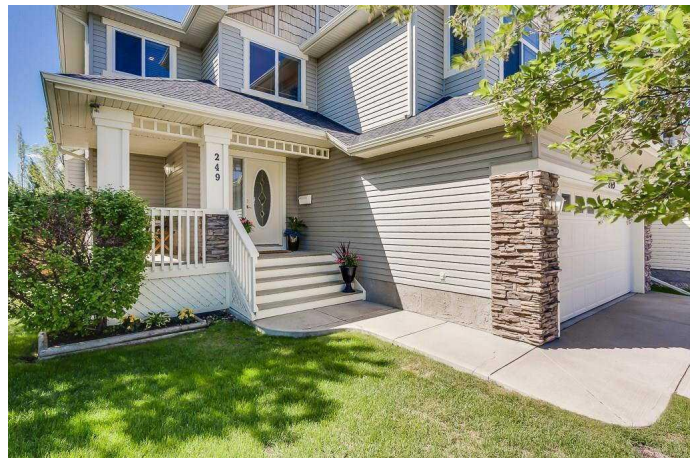
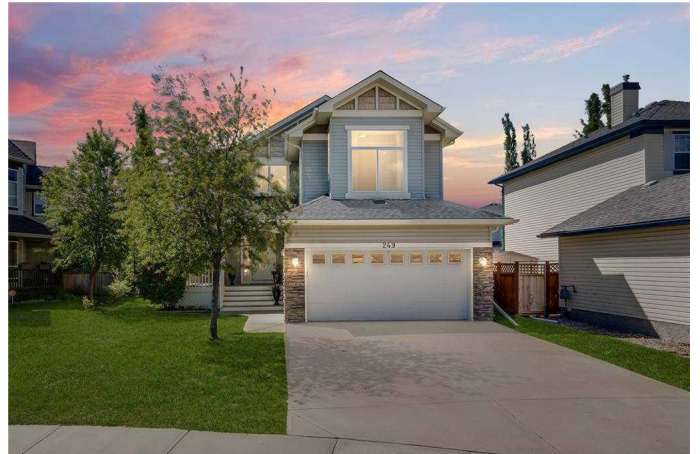
MLS® #A2242219

**\$715,000**

3 Bedroom, 4.00 Bathroom, 1,959 sqft  
Residential on 0.08 Acres

Lakeview Landing, Chestermere, Alberta

Ideally located in the desirable community of West Lakeview and steps away from the Middle school (CLMS), close to walking and biking paths, schools, shops and restaurants, the Chestermere Family Bike Park and just a short drive to Chestermere's public beach is this 3 bedroom, 3.5 bathroom, fully developed 2 storey home with Developed Open Plan Basement (Has washroom and pantry/Coldroom and utility room) with pool table and mini bar area. Enjoy your morning coffee on the front porch as you send the kids off to school just a block away. The main floor features an open-concept kitchen with large walk-through laundry/mudroom and island with eating bar, a living room with cozy gas fireplace and a dining area, which overlooks the quiet, spacious, treed garden out back. Property has automated irrigation system front and back. The main floor is bathed in natural light from the large south-facing windows. There's a main floor laundry area and discrete powder room on this floor. Upstairs you'll find a large bonus room with corner gas fireplace and three very good-sized bedrooms, including the primary with massive walk-in closet, large ensuite. Another bathroom completes this floor. The basement has a bachelor-style large storage/flex room/office, a spacious living room with pool table and mini bar and washroom. The sunny south facing back yard is the perfect place to unwind after a long day or enjoy a weekend BBQ with family and friends! Large 2 level composite deck with



gazebo and curtains for windy days. This home offers endless possibilities for a large or growing family in a location that's hard to beat!

Built in 2001

### Essential Information

MLS® #	A2242219
Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,959
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	249 West Lakeview Place
Subdivision	Lakeview Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1K4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Humidifier, Microwave, Refrigerator, Stove(s), Washer

Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Awning(s), Barbecue
Lot Description	Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-1

## Listing Details

Listing Office	ComFree
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