

# **\$677,000 - 204 Lakeview Shores, Chestermere**

MLS® #A2196549

**\$677,000**

4 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

Welcome to this beautiful Bungalow with 2252.62 sq. ft. of total developed living space, in the great location of Lakeview Landing in Chestermere. close to golf course, schools, park/playgrounds, lake, shopping and just a few minutes' drive to Easthills, Stoney Trail and East Calgary. Entering into the front foyer you will immediately fall in love with the 12'4" vaulted ceiling height and natural light in the living room complete with Gas fireplace. Continue forward on the hardwood floors passing the tiled 2pc powder room and into the spacious kitchen with ample cabinets and counter space, stainless steel appliances, pantry, and moveable centre island. Kitchen is open to the nice sized dining area. Moving out through patio doors off the kitchen/dining you step onto a huge double tiered deck with awesome hot tub with electric raising cover. This cover becomes the roof where you can add mesh sides for privacy. The back decks features gas line for a BBQ and gazebo structure where you could string lights and/or add a propane fire table to create a perfect summer night. There is also artificial turf in the back yard (which means no mowing and it works perfectly for pets) and Garden shed for storage. Entering back into the main level there is a large primary bedroom that can easily accommodate a King bed, complete with walk in closet and 4 pc. Ensuite bathroom with separate shower and jetted tub. Rounding out the main floor and back off the foyer at front you enter into the second bedroom,



currently used as an office/den, or into the mudroom/laundry room that has access to the double size insulated and heated attached garage. Continue on downstairs to the large family rec. room complete with custom bar...bar stools, fridge, dart board, and electric fireplace stay!. The lower level has 2 more good sized bedrooms and a very large 4 pc bathroom, plus a utility room with oodles of space for storage complete with shelving. Don't miss out, book your showing today!

Built in 2001

### Essential Information

MLS® #	A2196549
Price	\$677,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	204 Lakeview Shores
Subdivision	Lakeview Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1H6

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Garage Door Opener, Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Bar, Ceiling Fan(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, City Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	75
Zoning	R-1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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