

# \$674,900 - 186 West Lakeview Passage, Chestermere

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MLS® #A2213053

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

Looking for a home that stands out with pride of ownership and effortless, spacious living? This custom bi-level is truly one of a kind. The main floor is bright and inviting, featuring newer triple-pane windows, skylights, and a thoughtfully designed open concept layout. The private primary suite is tucked away from the main living areas, offering ultimate comfort. The 5 piece Master ensuite boasts an impressive renovation including dual vanities, soaking tub, heated-floors and stunning tile work. The heart of the home is the island kitchen, complete with recently installed quartz countertops, stainless steel appliances, new backsplash and heated floors! There is a seamless transition to the dining and living areas allowing for great site lines for the family to enjoy all the view of the beautifully manicured backyard. The family room, centered around a cozy gas fireplace, opens to a stunning two-tiered deck with a remote-controlled retractable awning—perfect for year-round enjoyment. The lower level is designed for relaxation and entertainment, featuring a spacious games room, two additional bedrooms, a full bath, a laundry room, and plenty of storage. A brand-new furnace (2023) ensures efficiency, while full air conditioning keeps the entire home comfortable. Step outside to a private backyard oasis with mature trees, a tranquil pond, a fire pit, and raised garden beds—a serene retreat right at home. The low-maintenance exterior includes leaf-filtered



rain gutters on the treed side of the house for added convenience. This home is located on a school bus route and just within site of a neighborhood park. Residents living in this community have the ability to launch 2 boats for free on the lake. This exceptional home is a must-see! Book your showing today to see this one of a kind home.

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213053    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,521       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 186 West Lakeview Passage |
| Subdivision | Lakeview Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 1H5                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Hardwood Floors, Smoking Home, Open Floorplan                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings |
| Heating           | Floor Furnace                                                                                                           |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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