

**1025 West Lakeview Drive**  
**Chestermere, Alberta**

**MLS # A2199207**



**\$575,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**OPEN HOUSE MARCH 15 & 16 from 11-1pm!** Incredible Investment Opportunity in Chelsea, Chestermere! Welcome to this exceptional investment opportunity—purchase one unit or buy both (next door is available for purchase) for maximum potential! Live in one side and rent out the other, or add basement suites to create up to four income-generating doors. This brand-new 2024-built duplex features 3 bedrooms + bonus room, 2.5 bathrooms, and is located in the new and growing community of Chelsea in Chestermere. Step inside to a modern kitchen, perfect for cooking and entertaining, complete with a oversized island, sleek quartz countertops, and stylish cabinetry. Upstairs, the spacious primary bedroom boasts a private ensuite, while two additional bedrooms, a full bath, and a bonus room with upstairs laundry provide comfort and convenience for the family. The unfinished basement with a separate side entrance offers incredible potential for future development—whether for additional living space or a rental suite (subject to approval and permitting by the city). Plus, the poured parking pad is already in place for a future garage, making this home a fantastic investment. Prime location: Just minutes from Chestermere Lake, 3 minutes to Costco, Homesense, Starbucks and more, and 20 minutes to downtown Calgary, this family-friendly neighborhood offers breathtaking mountain views when you look to the right of your front door. Don't miss this incredible opportunity—whether you're an investor or a future homeowner, this property is a smart buy! Contact us today for more details or to schedule a viewing!