

**186 West Lakeview Passage  
Chestermere, Alberta**

**MLS # A2200938**



**\$699,900**

<b>Division:</b>	Lakeview Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Remote controlled Awning

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.