

**316 Viewpointe Terrace  
Chestermere, Alberta**

**MLS # A2204268**



**\$624,500**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Brick/Mortar, ICF Block, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Chest Freezer		

STEPS FROM CHESTERMERE LAKE DOUBLE ATTACHED GARAGE , plumbed for natural gas already UNDEVELOPED BASEMENT BUT HAS SIDE ENTRANCE FOR SEPERATE ACCESS. LARGE BACKYARD WITH EXTENDED PATIO & CEDAR BUILT PERGOLA INCOPRORATING ROLL DOWN SUN SCREENS. This stunning three-bedroom NO CONDO-FEE duplex in Chestermere combines thoughtful design with modern upgrades in a prime location. The \*MAIN FLOOR\* welcomes you with an elegant foyer, hardwood floors, a huge versatile home office/den, and a cozy great room featuring floor to ceiling stone fireplace with large windows that fill the space with natural light. The gourmet kitchen is perfect for entertaining, offering stainless steel appliances, a huge walk-in pantry, dark-stained ceiling height cabinetry, and a spacious granite island. \*UPSTAIRS \* The primary retreat boasts double entry doorway, a walk-in closet and an ensuite with a tiled half wall glass-door shower, jetted tub and granite countertops. Two additional bedrooms, end bathroom with stone countertops, linen closet a bonus room, and a convenient beautiful laundry room with extra storage complete this level. The basement offers easily +-800 sqf to be developed in any manner you need. Secondary income suite or massive family entertainment space? Outside, the fully fenced backyard offers an extended patio perfect for entertaining and includes a Cedar built 10x14 pergola that incorporates a toll up sun shade. Established garden. Located steps from Chestermere Lake, a playzone park steps away from this house, a dog park, walking paths, and bike trails, this beautifully upgraded home offers the storage shed and convenience.