

**107 east lakeview Court
Chestermere, Alberta**

MLS # A2207392



\$779,900

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Lake, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Post & Beam, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: none

Nestled in a quiet cul-de-sac just steps from Chestermere Lake, this stunning 2-story home offers over 3400 sq. ft. of living space with a fully finished 2-bedroom basement—perfect for rental income or extended family! Step inside to a grand foyer leading to an open and airy main floor, featuring soaring ceiling heights, elegant stone finishes, and large windows that flood the space with natural light. The spacious kitchen is a chef’s dream, boasting upgraded stainless steel appliances, beautiful stone countertops, and a pantry that can be converted into a spice kitchen. A cozy family room with a fireplace, a dedicated dining area, and a private den (ideal for a home office) complete this level. Upstairs, you’ll find a massive bonus room, three grand bedrooms, and a luxurious primary suite featuring a 5-piece ensuite with a jacuzzi tub, double vanity, and walk-in closet. The fully finished basement WITH SEPARATE ENTRANCE AND HUGE RENTAL POTENTIAL offers two additional bedrooms, a full kitchen, a spacious living area, and a 4-piece bathroom—a fantastic mortgage helper! Outside, enjoy a beautifully fenced backyard and a front garage for added convenience. Plus, with a kids’ park and a volleyball court nearby, this home is perfect for families! Prime location, high-end finishes, and income potential—don’t miss out on this incredible opportunity! Call today to book your private showing!