

**1048 Westlake View Drive
Chestermere, Alberta**

MLS # A2208760



\$619,900

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|------------------|-----------------------------------|---------------|------------------|
| Division: | Chelsea_CH | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,641 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, See Remarks | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | r-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance | | |

Inclusions: none

Discover this beautiful duplex with over 2292 Sq.Ft living space in the thriving community of Chelsea, Chestermere! Featuring 4 spacious bedrooms, 3.5 bathrooms, and a versatile bonus room, this home boasts an open-concept design flooded with natural light. The modern kitchen is a standout, with sleek quartz countertops and stylish cabinetry. Upstairs, the generous primary suite includes a private ensuite, while two additional bedrooms, a full bathroom, a bonus room, and convenient upstairs laundry provide both comfort and practicality. The fully finished illegal basement suite, with a separate side entrance, offers additional living space or rental potential. Just minutes from Chestermere Lake, Costco, and Calgary, this home is nestled in a rapidly growing, family-friendly neighborhood. Currently rented, it presents an excellent opportunity for both investors and future homeowners. Schedule your private showing today !!