

780-978-0157
jenniferstudent@me.com

104 West Lakeview Circle
Chestermere, Alberta

MLS # A2159792



\$799,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | West Creek | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,483 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot, Gazebo, Front Yard, Low Maintenance Landscape, Land | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound

Inclusions: 1. Smart Home devices including the SmartThings Hub are included (2 inside an electrical plug or switch; 2 smoke & 1 CO detectors screwed into the ceiling c/w an alarm sensor on utility wall; sump pump & hot tub water detectors). 2. Stereo upstairs with 4 surround speakers attached c/w inline-base speaker and separate center & floor base speakers that will be left with this set. 3. Stereo downstairs with 4 surround speakers attached. 4. White potting table in the shed. 5. Patio paver polymeric sand and a metal movable fire pit bowl.

OPEN HOUSE SUNDAY, OCT 20th 2 to 4:30 PM. Every entertainer's dream: Step into this EXECUTIVE HOME with an open living space with vaulted ceilings, a bright kitchen with a NEW INDUCTION STOVE, LARGE EATING BAR, and dining for 12 with PARK VIEWS and a CUSTOM OFFICE. Enjoy hardwood floors, skylights, a cozy GAS FIREPLACE and a SEPARATE DINING ROOM for 8 people. The finished basement includes a bar, TV area, 2 bedrooms, and extra storage. Perfect for empty nesters or families! Every man's dream: A fully finished oversized double garage with IN-FLOOR HEATING and special durable EPOXY FLOOR finish, built in black metal CUSTOM STORAGE. Every Woman's Dream: A spacious master with jetted soaker tub, 4-piece ensuite, and walk-in closet. Yard Lover's Dream: PROFESSIONALLY LANDSCAPED with a shed, SCREENED IN SUNROOM, gazebo and covered hot tub. Dream Office: CUSTOM OFFICE with built-ins, file cabinets, and granite countertops. Dream Upgrades: METAL ROOF and stucco with lifetime warranties for durability and maintenance-free living. 10/10, Move-In Ready. Dream Location: minutes to Chestermere PUBLIC BEACH, shopping, schools, parks and LAKESIDE GOLF CLUB. Book your showing TODAY!!!