

\$575,000 - 445 West Lakeview Drive, Chestermere

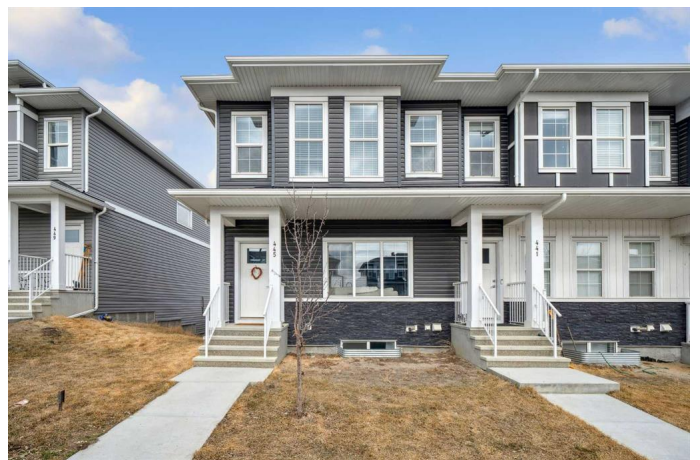
MLS® #A2202192

\$575,000

4 Bedroom, 4.00 Bathroom, 1,512 sqft
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Backing onto the pond and extensive pathway system sits this immaculate fully finished walkout, corner unit with no condo fees. The open concept main floor is stylishly designed with an abundance of natural light and gorgeous pond views. Sit back and relax in the inviting living room while clear sightlines ensure unobstructed conversations. The kitchen is a chef's dream featuring stone countertops, a gas stove, stainless steel appliances, full-height cabinetry, timeless subway tile and a huge island with breakfast bar seating. Ample space for family meals and entertaining awaits in the adjacent dining room with those tranquil views as the beautiful backdrop. A convenient powder room is off the rear deck entrance for a quick clean-up upon entry. The primary bedroom on the upper level is a calming oasis overlooking the pond and green space with a large walk-in closet and an indulgent ensuite boasting dual sinks and an oversized shower. Both additional bedrooms on this level are spacious and bright, sharing the stylish 4-piece bathroom. Gather in the family room in the sunshine-filled finished walkout basement and enjoy family movies and games nights. A wonderful kitchenette adds to the versatility as a wet bar for easy snack and drink refills or a private space for multi-generational living. A large 4th bedroom with a chic 3-piece ensuite further adds to your comfort. Ample outdoor space to enjoy casual barbecues or time spent unwinding on the upper deck or covered lower patio with those



exceptional views providing the wow factor. Outdoor enthusiasts and dog owners will love backing onto the extensive pathway system that winds throughout this charming new community around the naturalized EcoPark and the stormwater kidney system. Phenomenally located Just a 7 minute walk to the Rainbow Creek Elementary School and a short 5-minute drive to Chestermere Lake! Spend your summers waterskiing, swimming and fishing and your winters ice skating and having bonfires in this picturesque community that is 30 only minutes to Calgary!

Built in 2022

Essential Information

MLS® #	A2202192
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	445 West Lakeview Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2A4

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Residential Multi-unit
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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