

# \$725,000 - 176 West Lakeview Circle, Chestermere

MLS® #A2191103

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,486 sqft  
Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

PRIME LOCATION offering SERENITY IN THE CITY!!! Welcome to 176 West Lakeview Circle, a 5 BEDROOM, 3 BATHROOM open-concept BUNGALOW on a QUIET STREET, ideally situated next to a TREED GREEN SPACE with a PLAYGROUND!! The kids (or grandkids!) are going to love it here! JUST STEPS FROM Chestermere Lake Middle School, and within easy walking distance to TWO elementary schools, the Chestermere Family Bike Park, numerous shops and restaurants, Lakeside Greens Golf Course and just a short drive to John Peake Park, Chestermere Station and the public beach, this is the perfect place for a growing family (or empty nesters who still need room for the family to come visit) to call home! Upon entering, you're welcomed by soaring vaulted ceilings and an abundance of natural light pouring in through the large south-facing windows. The kitchen features stone counter tops, stainless steel appliances, a corner pantry, ample counter space and cabinets, a large island and coffee bar area and is open to the dining area with picturesque views out to the treed green space! The adjacent family room is anchored by a cozy gas fireplace and framed by three large windows. Two bedrooms, including the large primary with 4 piece ensuite and walk-in-closet, a 4 piece bathroom, laundry area and living room (could also be used as a formal dining area) complete the main floor. The basement offers three good sized bedrooms, a large recreation area



with gas fireplace and another 4 piece bathroom. The PRIVATE and TRANQUIL outdoor space is a highlight of this home! The COVERED rear COMPOSITE DECK with GAS BBQ LINE is the perfect place to relax or entertain family and friends rain or shine!! The lower patio area features a privacy screen and offers the ideal spot to enjoy some peace and quiet. This home shows PRIDE OF OWNERSHIP inside and out! With a NEW HIGH EFFICIENCY FURNACE (2024), NEWER HOT WATER TANK (2021), and CENTRAL AIR CONDITIONING (2021) to keep you comfortable all summer long, there's nothing left to do but move in and enjoy it before someone else does!!

Built in 2002

### **Essential Information**

MLS® #	A2191103
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	176 West Lakeview Circle
Subdivision	Lakeview Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1H7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Private, See Remarks, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	35
Zoning	R-1

## Listing Details

Listing Office	Century 21 Masters
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