

# \$625,000 - 856 West Lakeview Drive, Chestermere

MLS® #A2258758

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,720 sqft  
Single Family on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

CHECK THIS ONE OUT! | DOUBLE CAR GARAGE | 4 BEDROOMS + MAIN FLOOR DEN | PROFESSIONALLY FINISHED BASEMENT | 3.5 BATHS | AIR CONDITIONED | 2540+ SQ FT OF LUXURIOUS LIVING SPACE This almost brand-new home is a best-selling model custom-built by the original owners offers timeless style, modern upgrades, and a highly functional layout for today's busy families. Set on a traditional lot (not zero-lot line) and located on a family-friendly street just steps away from ponds, parks, pathways, schools, and shopping, this home delivers both comfort and convenience. The open-concept main floor impresses with 9-ft ceilings, luxury vinyl plank flooring, and an abundance of natural light. A chef's kitchen anchors the space, featuring quartz countertops, shaker-style cabinetry with extended trims, stainless steel appliances including a gas cooktop, recessed lighting, a large island with flush eating bar, a pantry, and a spacious dining area. The layout also includes a main floor bedroom/den, a welcoming foyer, and a family room with soaring ceilings and extra-tall windows. A rear mudroom adds storage and direct access to the oversized 22' x 20' detached garage. Upstairs, the luxurious primary suite offers dual vanities, a spa-like oversized glass shower, and a massive walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete this



**856 WEST LAKEVIEW DRIVE**  
RES MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 820.00 Sq Ft / 76.18 m²  
UPPER LEVEL (AG) - 900.00 Sq Ft / 83.61 m²  
REAR PORCH - 170.00 Sq Ft / 15.79 m²  
TOTAL ABOVE GRADE RMS SIZE - 1,720.00 Sq Ft / 159.79 m²  
BASEMENT DEVELOPED AREA (BG) - 687.42 Sq Ft / 63.86 m²  
BASEMENT UNDEVELOPED AREA (BG) - 132.58 Sq Ft / 12.32 m²  
TOTAL AG/BG AREA - 2,540.00 Sq Ft / 235.97 m²



level. The professionally finished basement provides even more living space with a large family room, 4th bedroom, full bathroom, storage, and a full-sized furnace/mechanical room. Additional highlights include:â€¢ Central A/Câ€¢ Smart home technologyâ€¢ Radon rough-in for peace of mindâ€¢ Designer lighting, upgraded plumbing fixtures & electrical finishesâ€¢ Generously sized bedrooms with large windows for natural light With a quick 2025 possession date, this home is move-in ready and checks all the boxes for families, professionals, or investors alike. Donâ€™t miss outâ€”call your friendly REALTORÂ® today to book your private showing! (id:6289)

Built in 2020

**Essential Information**

Listing #	A2258758
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,720
Acres	0.06
Year Built	2020
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	856 West Lakeview Drive
Subdivision	Dawson's Landing
City	Chestermere
Province	Alberta
Postal Code	T1X1Z5

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
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Features	Other, Back lane, PVC windows
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Range Hood, Fan, Garage door opener, W
Heating	Natural gas Central heating, Radiant
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes



### Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Jayman Realty Inc.
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