

\$499,900 - 448 West Lakeview Drive, Chestermere

MLS® #A2227468

\$499,900

3 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

PRICE REDUCTION....WE FOUND JUST WHAT YOU'VE BEEN LOOKING FOR! NO CONDO FEES in a beautiful OPEN AND AIRY plan. This 3 BEDROOM, 2 1/2 Bath townhome is move-in ready to accommodate your growing family. The inclusion of large windows and high ceilings is more than just a design choice—it is an investment in future comfort, and timeless elegance. These features transform ordinary into extraordinary space, enhancing the main living area. You will be delighted with the tasteful, fresh decor that provides ample space for each family member or guest. Gorgeous QUARTZ counters drape over nearly every horizontal surface including a huge Island for food preparation and entertaining. STAINLESS STEEL appliances include a SIDE-BY-SIDE REFRIGERATOR, DISHWASHER, MICROWAVE HOOD FAN and GAS STOVE. The SECOND FLOOR LAUNDRY allows for efficient use of time and convenient access. The large Prime Bedroom includes a sizable walk-in (with builtin organizer) and spa-like DUAL SINK ENSUITE that is a welcome delight during your busy morning preparations. The computer desk area, 4-piece main Bath and 2 more substantial bedrooms complete the second level. AIRCONDITIONED to deal with those hot summer days, this home also includes a WATER FILTRATION SYSTEM and a WATER SOFTENER. The LARGE DECK (with PERGOLA) immediately off the kitchen is a perfect escape for a quiet morning coffee or



evening BAR-B-QUE (with natural gas outlet).
A double cement parking pad and unspoiled
basement await your future plans. COMPARE
THE VALUE... then Call your favourite realtor
today to arrange your private viewing.

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2227468 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,522 |
| Acres | 0.05 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 448 West Lakeview Drive |
| Subdivision | Dawson's Landing |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 2A4 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Breakfast Bar, Granite Counters |
|-------------------|--|

| | |
|--------------|--|
| Appliances | Dishwasher, Refrigerator, C Microwave Hood Fan, Washe Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 92 |
| Zoning | R3 |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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