

# \$724,900 - 135 West Lakeview Passage, Chestermere

MLS® #A2260874

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,185 sqft  
Residential on 0.12 Acres

Lakeview Landing, Chestermere, Alberta

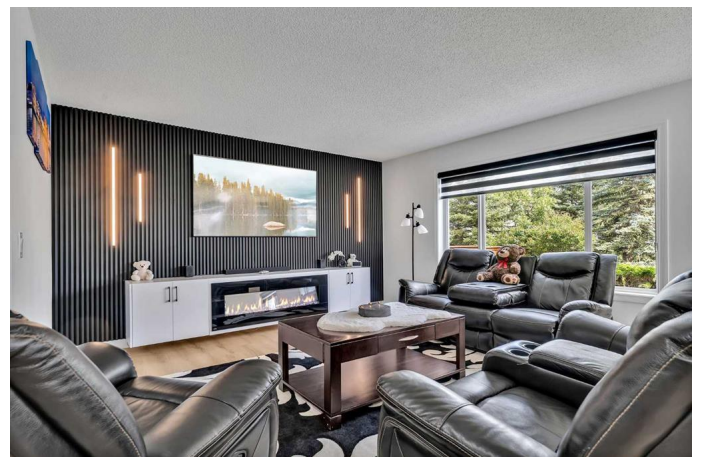
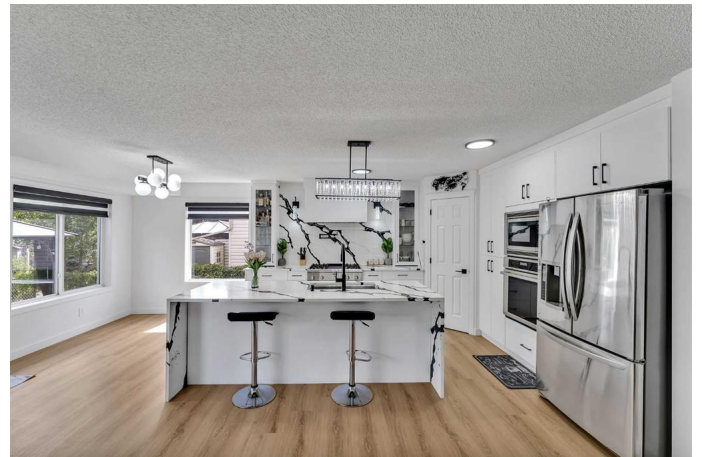
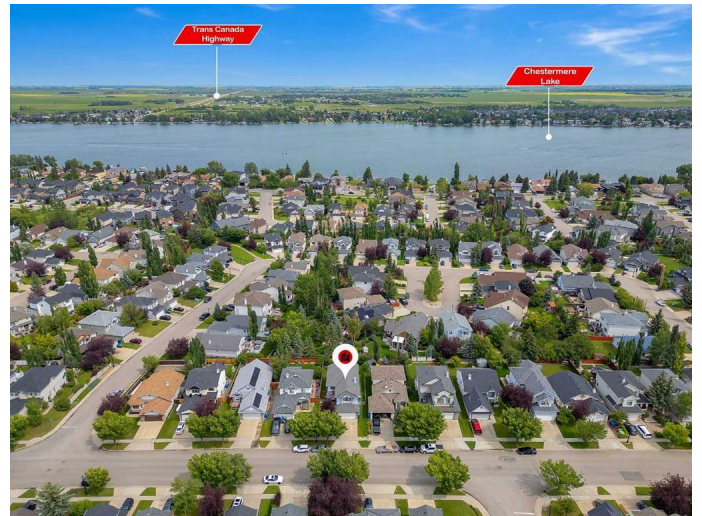
AMAZING RENOVATED KITCHEN| NEW  
FLOORING & PAINT|LOVELY BACKYARD|

This beautifully updated home offers the perfect blend of modern living and outdoor tranquility, located in a mature, family-friendly neighborhood with scenic landscaping and mature trees. Just minutes away from Chestermere Lake, schools, shopping plazas and golf course, it offers unbeatable convenience for all lifestyles.

Step inside to discover a chef's dream kitchen, featuring high-end built-in appliances, sleek countertops, and plenty of space for meal prep and entertaining. The main level boasts an inviting living room with a stunning feature wall and an electric fireplace, creating a cozy ambiance. The spacious bonus room on the upper level is ideal for family movie nights or a home office.

Upstairs, you'll find 3 well-sized bedrooms including a luxurious primary suite with 5pc ensuite bath, plus an additional full bath for the family. The home's thoughtful renovations also include new flooring and fresh paint throughout.

The illegal basement suite is a hidden gem with a separate entrance, huge family room, 1 bedroom, 1 bathroom, and its own kitchen – perfect for guests or as a rental opportunity.



Enjoy the luxury of air conditioning during summer months, and spend your evenings relaxing in the private, landscaped backyard, where trees and greenery provide a peaceful retreat.

This home is truly a must-see. Don't miss your chance to call this stunning Chestermere property yours!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260874    |
| Price          | \$724,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,185       |
| Acres          | 0.12        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 135 West Lakeview Passage |
| Subdivision | Lakeview Landing          |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 1G8                   |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                               |
| Appliances        | Built-In Oven, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central, Forced Air, Electric                                                |
| Cooling           | Central Air                                                                  |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Electric, Living Room                                                        |
| Has Basement      | Yes                                                                          |
| Basement          | Full                                                                         |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden                                                     |
| Lot Description   | Back Yard, Garden, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding                                               |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 36                   |
| Zoning         | R1                   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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