

1025 West Lakeview Drive
Chestermere, Alberta

MLS # A2199207



\$569,900

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,631 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday, April 19 from 11-1pm! PRICE IMPROVEMENT - SELLER IS INCLUDING SOD in backyard! Incredible Investment Opportunity in Chelsea, Chestermere! Welcome to this exceptional investment opportunity—purchase one unit or buy both (next door is available for purchase) for maximum potential! Live in one side and rent out the other, or add basement suites to create up to four income-generating doors. This brand-new 2024-built duplex features 3 bedrooms + bonus room, 2.5 bathrooms, and is located in the new and growing community of Chelsea in Chestermere. Step inside to a modern kitchen, perfect for cooking and entertaining, complete with a oversized island, sleek quartz countertops, and stylish cabinetry. Upstairs, the spacious primary bedroom boasts a private ensuite, while two additional bedrooms, a full bath, and a bonus room with upstairs laundry provide comfort and convenience for the family. The unfinished basement with a separate side entrance offers incredible potential for future development—whether for additional living space or a rental suite (subject to approval and permitting by the city). Plus, the poured parking pad is already in place for a future garage, making this home a fantastic investment. Prime location: Just minutes from Chestermere Lake, 3 minutes to Costco, Homesense, Starbucks and more , and 20 minutes to downtown Calgary, this family-friendly neighborhood offers breathtaking mountain views when you look to the right of your front door. Don't miss this incredible opportunity—whether you're an investor or a future homeowner, this property is a smart buy! Contact us today for more details or to schedule a viewing!