

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

MLS® #A2258758

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,720 sqft  
Residential 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—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.



## 856 WEST LAKEVIEW DRIVE

REIC MEASUREMENT STANDARD - CALCULATED

MAIN LEVEL (AG) - 820.00 Sq Ft / 76.18 m<sup>2</sup>

UPPER LEVEL (AG) - 900.00 Sq Ft / 83.61 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1,720.00 Sq Ft / 159.79 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 687.42 Sq Ft / 63.86 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG) - 132.58 Sq Ft / 12.32 m<sup>2</sup>

TOTAL AG/BG AREA - 2,540.00 Sq Ft / 235.97 m<sup>2</sup>



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 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:

- Central A/C
- Smart home technology
- Radon rough-in for peace of mind
- Designer lighting, upgraded plumbing fixtures & electrical finishes
- 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.

Don't miss out—call your friendly REALTOR® today to book your private showing!

Built in 2020

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2258758  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,720     |
| Acres          | 0.06      |
| Year Built     | 2020      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 856 West Lakeview Drive |
| Subdivision | Dawson's Landing        |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 1Z5                 |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Park                                                                        |
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

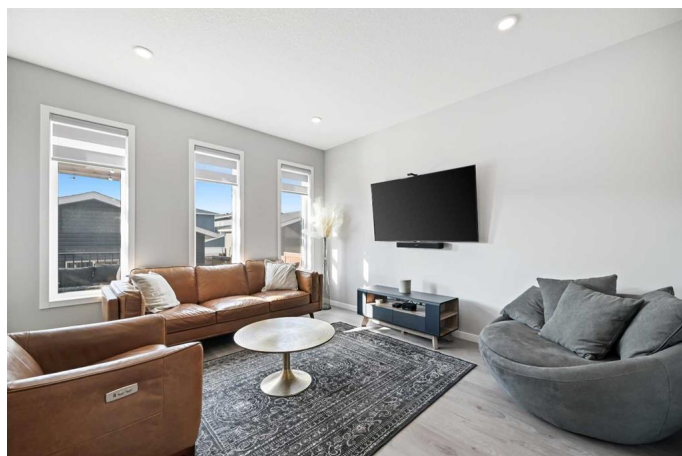
### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                                  |
| Heating           | High Efficiency, Forced Air, Natural Gas, Central, Exhaust Fan                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                                      |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                              |

### Additional Information



|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 36                   |
| Zoning         | R-1PRL               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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