

# \$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 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	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting
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Appliances	Dishwasher, Dryer, Gas Stove, Washer, Window Coverings, Water 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, Landscaped, Street Lighting, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	81
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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