

# \$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 is a best-selling model custom-built by the original owners and 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 - CALGARY AB

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	Central, High Efficiency, Forced Air, Natural Gas, 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	1
Zoning	R-1PRL

### **Listing Details**

Listing Office	Jayman Realty Inc.
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