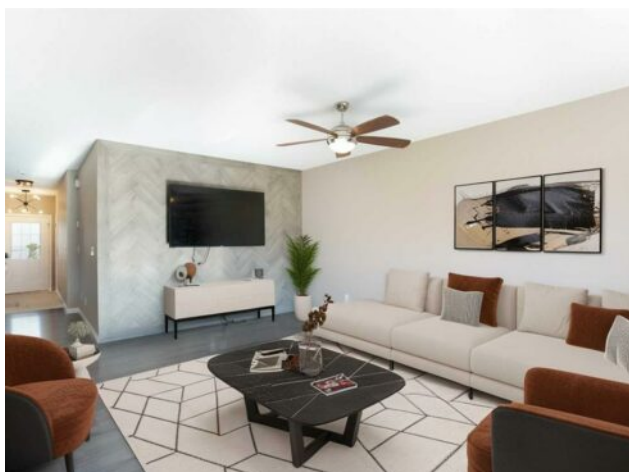


## 209 Viewpointe Terrace Chestermere, Alberta

MLS # A2263759

# \$475,000



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Lakepointe             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,612 sq.ft.           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.05 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                                               |                   |     |
|--------------------|---------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** NA

Welcome to 209 Viewpointe Terrace in beautiful Chestermere! Located on a quiet street with no condo fees, this bright and spacious end-unit townhome offers over 1,600 sq ft of developed living space. Features include central air conditioning, stainless steel appliances, a fully developed lower level, single attached garage, and a south-facing fenced yard with deck—perfect for outdoor living. The main floor offers a large great room, 2-piece bath, and a kitchen with raised eating bar, ample cabinetry, and access to the backyard. Upstairs features three generous bedrooms, a 4-piece bath, convenient upper laundry, a bonus room, and a primary suite with walk-in closet and full ensuite. The lower level includes a large rec room, 2-piece bath, and storage. Ideally located near Chestermere Lake, parks, beaches, golf, shopping, restaurants, and schools including Prairie Waters Elementary, Chestermere Lake Middle, and Chestermere High School.