

## 136 Viewpointe Terrace Chestermere, Alberta

MLS # A2281533



# \$649,900

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to 136 Viewpointe Terrace, a beautifully maintained family home located on a quiet front street in the desirable Lakepointe community of Chestermere. Offering over 2,500 sq. ft. of fully developed living space, this home combines comfort, functionality, and strong curb appeal. The pleasant front elevation and Gemstone exterior lighting set the tone as you arrive. Step inside to a main floor designed for easy living, featuring hard surface flooring throughout, a cozy gas fireplace, and large windows that flood the home with natural light. The kitchen is both stylish and practical, with full-height cabinetry, a pantry, an island with a breakfast bar, granite countertops, black appliances, and plenty of storage, flowing seamlessly into a bright and open dining area—perfect for family meals and entertaining. Upstairs, you’ll find a spacious bonus room offering flexible space for a playroom, media area, or home office. The primary bedroom is a true retreat with a walk-in closet, double-sink vanity, and a shower/bath. Two additional generously sized bedrooms, a full bathroom, and a convenient upper-floor laundry room with separate storage room complete this level. The fully finished basement adds even more living space, featuring a fourth bedroom, full bathroom, a dedicated workspace/den, and an inviting recreation room built for movie nights and hosting—complete with custom built-ins and a wet bar with beverage center. Outside, enjoy the huge backyard with a large deck and pergola, ideal for summer BBQs and relaxing evenings. Additional highlights include central air conditioning and a double attached garage. Lakepointe is a welcoming, family-focused community with walking and biking paths, playgrounds, and easy access to Chestermere Lake—just a short walk away. Whether it’s bike rides with the kids, summer

days by the water, or quiet weekend strolls, this location offers a lifestyle you’ll love.