

### 305 Lakeside Greens Crescent Chestermere, Alberta

MLS # A2286480



## \$649,900

<b>Division:</b>	Lakeside Greens		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** N/A

| 5 BEDS | 3 BATHS | WALKOUT BASEMENT / SEPARATE ENTRANCE | TRIPLE CAR GARAGE | CORNER LOT | Convenient Location! | Welcome to this beautiful 5 bedroom, 3 bathroom home located in the community of Lakeside Greens, offering over 3000 sq ft of living space. Vaulted ceilings greet you upon entry, creating a bright and airy feel throughout the main level. The spacious living room features a cozy fireplace and large windows that fill the home with natural light. The open-concept kitchen is perfect for entertaining, complete with stainless steel appliances, quartz countertops, a matching large center island with breakfast bar seating, and plenty of cabinet space. The dining area provides direct access to the outside deck, ideal for summer barbecues and outdoor gatherings. The main level also features a large primary bedroom with its own 4-piece ensuite, along with an additional bedroom and a full 4-piece bathroom. Downstairs, the fully developed walkout basement with separate entrance offers a large recreation/living area with a beautiful fireplace and sliding doors that lead directly outside to the backyard. Three additional good-sized bedrooms and a 3-piece bathroom complete the lower level. Situated on a corner lot, the home features a large fenced backyard and a triple car garage with plenty of additional parking. Located just steps from Lakeside Golf Club and minutes to Chestermere Lake, shopping, schools, playgrounds, and more. Do not miss this opportunity. Call your favourite agent to book a showing today!