

# \$569,900 - 1025 West Lakeview Drive, Chestermere

MLS® #A2199207

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,631 sqft  
Residential on 0.07 Acres

Chelsea\_CH, Chestermere, Alberta

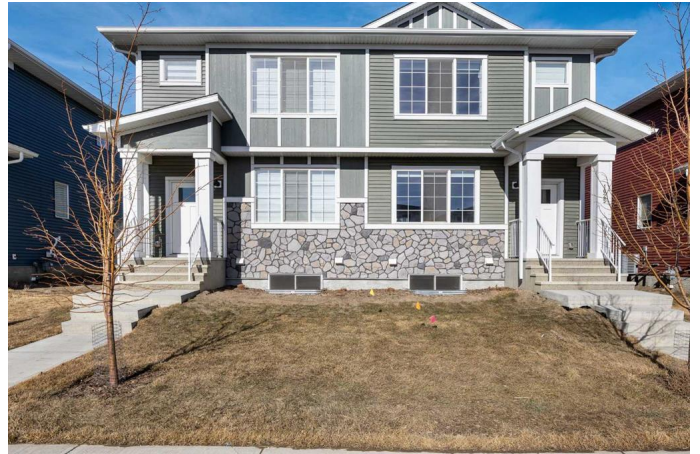
OPEN HOUSE Saturday, April 19 from 11-1pm! PRICE IMPROVEMENT - SELLER IS INCLUDING SOD in backyard! Incredible Investment Opportunity in Chelsea, Chestermere!

Welcome to this exceptional investment opportunity! Purchase one unit or buy both (next door is available for purchase) for maximum potential! Live in one side and rent out the other, or add basement suites to create up to four income-generating doors.

This brand-new 2024-built duplex features 3 bedrooms + bonus room, 2.5 bathrooms, and is located in the new and growing community of Chelsea in Chestermere.

Step inside to a modern kitchen, perfect for cooking and entertaining, complete with a oversized island, sleek quartz countertops, and stylish cabinetry. Upstairs, the spacious primary bedroom boasts a private ensuite, while two additional bedrooms, a full bath, and a bonus room with upstairs laundry provide comfort and convenience for the family.

The unfinished basement with a separate side entrance offers incredible potential for future development! Whether for additional living space or a rental suite (subject to approval and permitting by the city). Plus, the poured parking pad is already in place for a future garage, making this home a fantastic



investment.

Prime location: Just minutes from Chestermere Lake, 3 minutes to Costco, Homesense, Starbucks and more , and 20 minutes to downtown Calgary, this family-friendly neighborhood offers breathtaking mountain views when you look to the right of your front door.

Don't miss this incredible opportunityâ€”whether you're an investor or a future homeowner, this property is a smart buy!

Contact us today for more details or to schedule a viewing!

Built in 2024

**Essential Information**

MLS® #	A2199207
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1025 West Lakeview Drive
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere

Province	Alberta
Postal Code	T1X 2T2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	69
Zoning	R-3

### Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.