

# \$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

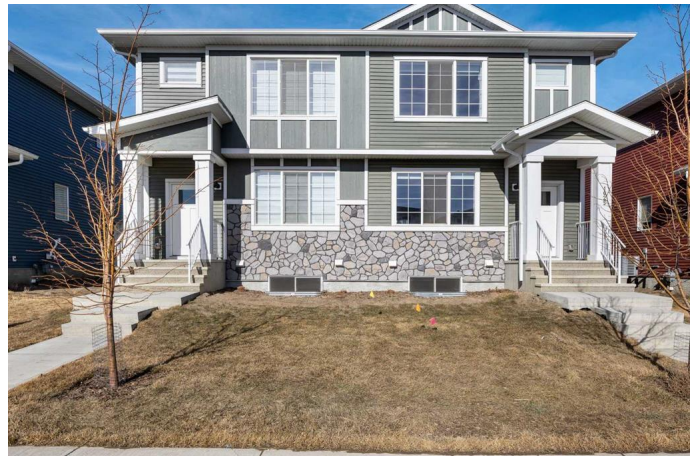
**PRICE IMPROVEMENT - SELLER IS INCLUDING SOD in backyard! Incredible Investment Opportunity in Chelsea, Chestermere!**

Welcome to this exceptional investment opportunityâ€”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 developmentâ€”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 Private Yard, Other

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 41

Zoning R-3

### **Listing Details**

Listing Office The Real Estate District

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