



**DJ Golden**  
**REAL ESTATE**

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**33 LAKESIDE GREENS CLOSE**  
**Chestermere, Alberta**

**MLS # A2229038**



**\$979,900**

<b>Division:</b>	Lakeside Greens		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,549 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Granite, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Steam Room, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Custom floor runner on stairs, upstairs hallway, area rugs in the formal dining and living area.		

Welcome to 33 Lakeside Greens Close in Chestermere — a beautifully upgraded home backing onto the golf course and just minutes from the lake. As you enter, you're greeted by a granite tile foyer, a grand curved staircase, and a formal living and dining area—perfect for hosting unforgettable gatherings. The space flows effortlessly into the kitchen featuring an induction range, casual dining area, and cozy family room, which opens to your private balcony where you can unwind with peaceful golf course views. The main floor also features a bedroom ideal for a home office, as well as a laundry/mudroom conveniently located just off the attached garage. Upstairs, follow the custom stair runners to the serene primary retreat, complete with a walk-in closet and a lavish 5-piece ensuite showcasing over \$100,000 in upgrades—including heated floors, granite countertops, granite backsplash along the soaker tub, and a granite steam shower for the ultimate spa-like experience. Two additional bedrooms and a vaulted-ceiling bonus room with architectural charm complete the upper level. The fully finished walkout basement offers an expansive recreation space with a third fireplace, a separate side entrance, and sliding doors leading to a beautifully landscaped patio with stunning views of Hole 14 at Lakeside Golf Club. You'll also find a fifth bedroom, a 3-piece bathroom, a cold room ideal for wine storage or pantry use, and a spacious mechanical room with two high-efficiency furnaces and updated plumbing—this is a Poly-B—free home! Additional highlights include a WiFi-enabled irrigation system to maintain the massive pie-shaped lot, Euroshield rubber shingles with a 50-year hail and wind warranty, two AC units, and triple pane windows fitted with Hunter Douglas blinds throughout the home. This one-of-a-kind home in the

sought-after Lakeside Greens community offers luxury, comfort, and lifestyle&mdash;all in one perfect package. Don&rsquo;t miss your chance to experience it for yourself.