



**GRASSROOTS**  
REALTY GROUP

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**161 West Creek Pond  
Chestermere, Alberta**

**MLS # A2288835**



**\$929,999**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**LUXURY LIVING ON THE POND.** Gorgeous, fully renovated luxury walkout bungalow backing onto West Creek Pond, with stunning views, turnkey and ready for its next owner! This is truly what dreams are made of, as you enjoy daily sunrises/sunsets and walks around the pond, accessible from your large, sunny, south-facing backyard—open-concept main floor with 13-foot vaulted ceilings, abundant natural light throughout, and unobstructed views. This 3-bed, 3-bath, plus office/den bungalow features brand-new, beautiful custom cabinetry, luxury appliances, a waterfall-edge quartz countertop/ backsplash, custom pot filler —truly a chef’s dream! Curb-less tiled ensuite shower with custom glass, quartz counters throughout, a wet bar on the lower level, and a brand-new upper patio deck, gorgeous custom-engineered white oak hardwood, with custom tile and carpet. Custom-designed throughout, fully developed walkout basement with walkway and pond access. Laundry is conveniently located on the main floor. The underground sprinkler system keeps the landscaped yard well-nourished throughout the summer. Perfect for those seeking a nature-inspired lifestyle, moments away from walking pathways, a golf course, a beach, a lake, shopping, schools, playgrounds, restaurants, roadways, and other major amenities. **MUST VIEW!** Book your private viewing today! **\*3D VIRTUAL TOUR AVAILABLE\***