



**113 West Creek Pond  
Chestermere, Alberta**

**MLS # A2302134**



**\$689,900**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,287 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Separate Entrance		

**Inclusions:** Dishwasher, Range Hood x2, Electric Stove x2, Refrigerator x2, Washer x2, Dryer x2

3200+ SQFT OF LIVING SPACE!! ILLEGAL SUITE WALKOUT BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY UP & DOWN!! 6 BEDROOMS!! 3.5 BATHS!! DOUBLE ATTACHED GARAGE!! LOW MAINTENANCE BACKYARD!! Welcome to this spacious and versatile home in West Creek, offering a functional layout. Entering the main floor, you're greeted by a dedicated OFFICE that can easily be used as a bedroom. The kitchen features an island and pantry, flowing seamlessly into the dining area with direct access to the deck. The bright living area overlooks the backyard, while a convenient main floor laundry and 2pc bath complete this level. The DOUBLE ATTACHED GARAGE adds everyday convenience. Upstairs, you'll find 3 bedrooms and 2 full baths, including a generous PRIMARY BEDROOM with a 5pc ensuite and dual walk-in closets. Two additional bedrooms share a 4pc bath, and the HUGE BONUS ROOM offers the perfect space for a family room. The WALKOUT BASEMENT features an ILLEGAL SUITE with a separate entrance, offering 2 bedrooms, a kitchen, rec room, 3pc bath, and its own laundry &mdash; perfect for extended family or added income potential. There's also a storage area for added convenience. Low-maintenance backyard featuring a firepit! Located in the desirable community of West Creek, this home is just minutes from a golf course, scenic walking trail leading to a pond, and close to everyday amenities. INCREDIBLE VALUE WITH ENDLESS POSSIBILITIES&mdash;DON'T MISS IT!!