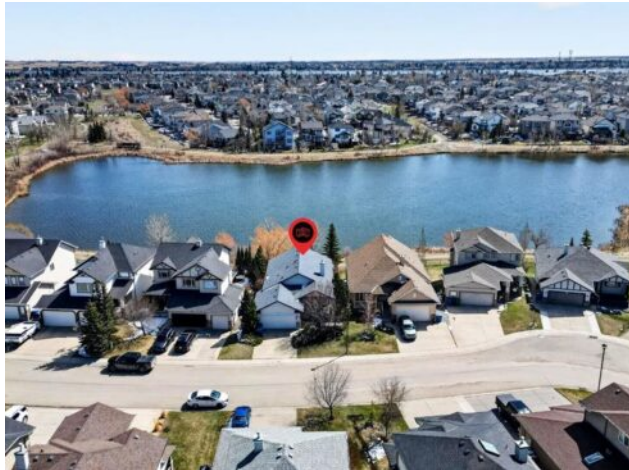




**136 West Creek Glen
Chestermere, Alberta**

MLS # A2305275



\$739,900

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Interior Lot, Landscaping		

Heating:	Central, In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

****OPEN HOUSE Sunday May 3rd 1:00pm - 4:00pm **** There are homes - and then there are places that quietly change how you feel the moment you arrive. Welcome to this beautifully maintained walkout bungalow in West Creek. Built in 2003 and set on a 5,297 sq ft lot, this west-facing home backs directly onto West Creek Pond - offering a rare blend of privacy, light, and natural beauty. Here, life slows down. Sunlight dances across the water, and the only sound you'll notice is birdsong. Step inside and feel the openness immediately. A spacious foyer with vaulted ceilings leads into an airy, open-concept main floor finished with hardwood flooring throughout the primary living areas. The expansive living room window perfectly frames uninterrupted pond views - your backdrop, morning to night. A gas fireplace adds warmth, while the seamless flow between kitchen, dining, and living spaces makes everyday living and entertaining feel effortless. The kitchen is thoughtfully designed with ample cabinetry, generous counter space, and a walk-in pantry. Just off the living room, step onto your elevated balcony and take in the full pond view - an ideal setting for morning coffee or quiet evenings that seem to last a little longer. The main floor also features a private office with a west-facing window, a functional laundry room with added storage, and a spacious primary retreat complete with a walk-in closet and a 5-piece ensuite. A convenient half bath completes the level. Downstairs, the fully developed walkout basement offers a private entrance and additional living space, including two bedrooms, a full bathroom, and a large recreation area. Comfort is elevated year-round with in-floor hot water heating throughout the entire lower level - creating a warm, consistent atmosphere you'll feel the moment you step downstairs. A dedicated utility room provides extra

storage along with a workshop setup and built-in shelving. Outside, the backyard is designed for low maintenance with decorative stone landscaping - so your time is spent enjoying, not maintaining. An attached double car garage adds everyday practicality. Situated on a quiet street and just minutes from nearby shopping and amenities, this home offers the perfect balance of retreat and accessibility. For the buyer who's no longer chasing noise - but choosing calm. Who values light, space, and stillness. Because sometimes, the true luxury isn't what you add; it's what you no longer need. A retreat, without leaving home.