



**168 West Creek Landing
Chestermere, Alberta**

MLS # A2308848



\$949,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,767 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Street		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Gas Heater in Garage, Freezer in Garage, 2nd Fridge in Garage, Shed, 2nd Built in Oven (kitchen)

With almost 3,400 square feet of developed living space, this beautiful walkout bungalow has been thoughtfully designed to combine functionality with a true sense of luxury and elegance. From the moment you step into the spacious tiled front entrance, which seamlessly flows through to the practical rear entry with storage lockers, closets, and direct garage access, the home feels both beautiful and welcoming. The laundry room offers an abundance of storage, adding to the home's exceptional practicality. Exotic hardwood flooring adds a timeless sophistication and perfectly complements the maple cabinetry found throughout the expansive chef's kitchen. Designed to impress, the kitchen features premium grade granite countertops, an induction stove, a large island with seating for four, extensive pot drawers, a wine fridge, and a dedicated coffee bar. The adjoining eating nook includes matching built-ins, ideal for displaying formal dinnerware or treasured collectibles. Patio doors lead to the large rear deck, complete with vinyl decking and glass railing, allowing for unobstructed views of the pond and pathway system behind the home. The living room is warm and inviting, highlighted by large windows fitted with electric Hunter Douglas blinds and a stunning rock-faced gas fireplace that adds both comfort and ambiance. Elegant details continue throughout the home, including 9-foot ceilings, transom windows above passage doors, high baseboards, and Hunter Douglas blinds throughout, with electric controls on all major windows. The spacious primary suite is a luxurious retreat, featuring garden door access to the upper deck, a beautiful freestanding soaker tub, double shower, dual-sink ensuite, and a walk-in closet complete with California Closet organizers. A second bedroom and full bathroom complete the main level. A striking circular

staircase leads to the fully developed lower level with in-floor heating. Here, you will find a large open area designed to accommodate a variety of interests and lifestyles. The family room features a second fireplace, while the expansive recreation area provides plenty of space for workout equipment, games tables, or entertaining. Two additional bedrooms and another full bathroom complete this level, along with extensive storage space and a cold room. The heated garage features durable epoxy flooring, while additional upgrades include storm doors on both the front and lower-level entrances, as well as Gemstone exterior lighting. Outside, the beautifully landscaped rear yard offers a peaceful and private setting with a cement and interlocking brick patio — the perfect place to relax and enjoy the tranquility of the pond and surrounding pathways.