



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

169 West Creek Boulevard
Chestermere, Alberta

MLS # A2309010



\$750,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | West Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,195 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Few Trees | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home | | |

Inclusions: None

Welcome to this beautifully maintained home in the heart of Chestermere, offering over 3,000 sq ft of thoughtfully designed living space just a short 10-minute walk to the lake. Featuring 5 bedrooms, 3 full bathrooms, and 1 half bath, this home is perfect for growing families or multi-generational living. The bright and functional layout is highlighted by a stunning open-to-below dining area that fills the space with natural light, while the main floor flows seamlessly between the living room and a well-appointed kitchen with ample cabinetry and counter space, ideal for everyday living and entertaining. Upstairs, you’ll find a spacious bonus room along with 3 generously sized bedrooms, including a primary retreat with a private ensuite and ample closet space. The fully developed basement offers 2 additional bedrooms and incredible versatility for guests, extended family, or extra living space. A double attached garage provides everyday convenience and storage. Major updates include a new roof (2022), furnace (2023), and air conditioning (2023), giving you peace of mind. Pride of ownership is evident throughout, making this move-in ready home an incredible opportunity to enjoy space, comfort, and the Chestermere lake lifestyle.