



**168 West Creek Court
Chestermere, Alberta**

MLS # A2309921



\$945,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: shed, play structure, Seating in media room included. (bar stools negotiable)

If cookie cutter homes aren't cutting it then this home is for you! Located on one of the largest lots in popular established West Creek this fully finished walk out is a rare find you don't want to miss. With freshly painted stucco, neatly manicured garden beds and a welcoming front porch this timeless home is loaded with curb appeal. The spacious slate tiled entryway with soaring vaulted ceilings opens onto the designated home office that is the epitome of elegance. Work from home in style in this private space featuring coffered ceilings, an arched niche wall and stunning custom made stained glass French doors. The spacious and open living space has high ceilings and is perfectly designed for both entertaining and everyday family life. A huge living room with gas fireplace surrounded by built in shelving is open to the dining area and the kitchen. The dining room is surrounded by large windows giving it a cheery sunroom feel. It overlooks your beautiful outdoor space and provides access to the enormous covered deck area for easy outdoor living. You're going to love both the size and the layout of this kitchen. There is plenty of room for multiple chefs, a huge breakfast bar for guests to gather and high end stainless steel appliances including an enormous fridge and an induction stove with convection oven. A convenient walk through pantry, mud room with terrific storage plus a 2 pc powder room round out this level. Heading upstairs you'll find 3 bedrooms including the show stopping primary retreat! French doors open into this oversized room that rivals a high end boutique hotel for comfort and elegance. Complete with a spa inspired 5 pc ensuite including dual sinks, soaker tub, luxurious walk in shower and amazing walk in closet with custom closet organizers. Relax and rejuvenate in the sunny sitting room that opens on to your private deck

where you can enjoy your morning coffee or evening glass of wine while taking in the peaceful view. The other 2 bedrooms are each a good size and they share the main bath. The fully finished walk out basement is the perfect place to entertain or enjoy spending time together as a family. A huge living space with ample windows providing an abundance of natural light is located next to the awesome media room where you can take family movie nights to a whole new level. A 4th bedroom has built in cabinets perfect for a craft or sewing room. Enjoy the luxury of a heated oversized attached double garage keeping you and your cars protected year round plus central air conditioning to keep you comfortable in the warmer months. The incredible backyard oasis will make your summers that much sweeter. This huge pie shaped lot offers 2 massive decks with pond views, plus lower level stone patio, mature but manageable landscaping, underground sprinklers, shed, play area and plenty of grassy area for kids and pets to play. You'll love the direct access to some of Chestermere's most picturesque pathways. You're going to want to live here!