



GRASSROOTS

REALTY GROUP

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**138 West Creek Springs
Chestermere, Alberta**

MLS # A2313313



\$639,900

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	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, Closet Organizers, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your fabulous walkout bungalow in the sought after community of West Creek in Chestermere, set on a PREMIUM PARK BACKING and siding lot. This exceptional location delivers outstanding privacy, tranquil green space views, and a lifestyle connected directly to nature, all from your own backyard. Offering over 2,000 sq. ft. of developed living space, this home features 4 bedrooms, 3 full bathrooms, a fully developed walkout basement, and an extra long double attached garage. All the amenities you need are just minutes away including groceries, coffee shops, restaurants, and big-box stores. Families will appreciate the convenient location, with Rainbow Creek Elementary, Our Lady of Wisdom Catholic School, Chestermere Lake Middle School, and East Lake School (French Immersion) nearby. Enjoy the community's extensive pathway network, parks, playgrounds, and Chestermere Lake for year-round recreation. The main floor showcases an open-concept kitchen, dining, and living area featuring luxury hard surface flooring, updated designer paint, stainless steel appliances, quartz counter-tops, designer tile back-splash, cozy fireplace, and large windows that fill the space with natural light. The primary bedroom overlooks the park and offers a spacious ensuite with a walk-in shower, soaking tub, and dedicated makeup area. A second bedroom and full bathroom complete the main level. The fully finished walkout basement offers a comfortable media room, laundry area, two additional bedrooms, and a third full bathroom with direct access to the amazing backyard. The yard is truly exceptional - backing and siding onto a beautiful park with mature trees, walking paths, and plenty of privacy. The upper patio and lower walkout deck create an ideal setting for outdoor relaxation and entertaining, blending indoor comfort with outdoor charm. In addition, the

roof was replaced in 2021, the primary bedroom and bathroom windows were replaced with Triple pane in 2023, and the home has been meticulously maintained. This is a fantastic family home in a perfect location, ready to welcome its next owners!