



**217 West Creek Circle
Chestermere, Alberta**

MLS # A2316972



\$540,000

Division:	West Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,970 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 mounts, plant on wall of staircase, shelves in garage, patio off kitchen window will stay unless buyer does not want, vacuum tank & attachments

Large Corner lot half duplex next to playground on quiet street awaiting its next family to call home. Featuring: over 1900sq ft | 3 bed / 2.5 bath + large bonus | huge corner lot | & so much more in Chestermere's 'West Creek' - with scenic walking paths, parks, playgrounds, and convenient access to schools, shopping, and Chestermere Lake amenities. Step inside to a sun soaked home, with soaring ceilings at the entry way along with hardwood floors on the main welcoming you into a warm family home. Main floor connects living room, eating nook and kitchen seamlessly creating a large space for entertaining and enjoyment. Kitchen features: island w/ eating bar, pantry, lots of cabinet storage, and SS appliances. With sliding patio doors off the back to enjoy the summer day BBQ's. Upper level has a large bonus room that is sun soaked with windows all around, along with 3 good size bedrooms. The primary is a great size, with feature wall, walk in closet, and full ensuite with tub, stand in shower, and vanity. To complete upper level is additional full bath. Basement is awaiting your creative touches! Corner lot backyard is landscaped and has plenty of room for enjoyment with mature trees, deck, fenced. The perfect home for cat owners with a custom Catio built on the deck so that your cats can live their best lives too! To wrap it up, only steps away is a playground, and a short walk to amenities nearby. With so much to offer, this makes for a perfect place to call home - book your viewing today before it's gone.