



169 West Creek Boulevard  
Chestermere, Alberta

MLS # A2318402



**\$718,800**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,208 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

OVERSIZED & HEATED DOUBLE ATTACHED GARAGE!! 3000+ SQFT OF LIVING SPACE!! 5 BEDROOMS & 3.5 BATHROOMS!! STEPS TO THE POND IN WEST CREEK!! OPEN TO BELOW!! UPDATES INCLUDE: NEW ROOF, NEW FURNACE, NEW A/C!! Welcome to this spacious and well-designed family home in the sought-after community of West Creek, Chestermere. This home offers functionality, comfort, and an excellent location with easy access to the nearby pond and walking paths. The main floor features a bright front living room, a cozy family room with a fireplace and large windows that flood the space with natural light, a dining area highlighted by soaring vaulted ceilings, and a spacious kitchen complete with a center island and pantry. Convenient main floor laundry and a 2-piece bathroom add to the home's practicality. A unique split staircase design leads to the upper level, creating an impressive architectural feature and an open feel throughout the home. Upstairs, you'll find a second family room overlooking the foyer below, along with 3 bedrooms and 2 full bathrooms. The spacious primary retreat offers a walk-in closet and a 5-piece ensuite, while the additional bedrooms are served by a 4-piece bathroom. The open-to-below areas and multiple levels provide excellent natural light and a grand sense of space. The fully finished basement adds even more living space with 2 additional bedrooms, a 4-piece bathroom, and a large recreation room perfect for family gatherings, a home gym, or entertainment area. It also offers double attached garage that is heated & oversized with extra storage. INCREDIBLE SPACE, A UNIQUE FLOOR PLAN, AND A PRIME WEST CREEK LOCATION CLOSE TO THE POND—THIS IS THE PERFECT HOME FOR A GROWING FAMILY!