



**285 West Creek Springs
Chestermere, Alberta**

MLS # A2318837



\$615,000

Division:	West Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Workbench(s), heater in garage, attached cabinets on left side of garage and attached shelving in garage, bookcase in basement

Tucked away on a remarkably peaceful cul-de-sac within Chestermere’s established West Creek community, this fully finished, air-conditioned bi-level pairs impeccable curb appeal with sophisticated multi-generational versatility. From the covered front veranda to the expansive park-like backyard, every square foot of this property has been optimized for clean, comfortable, and modern living. A wide, tiled foyer with soaring vaulted ceilings serves as the central architectural hinge, offering immediate access from either the front entry or the attached double garage. Ascend to a main living arena bathed in natural light, where dramatic vaulted ceilings and a classic gas fireplace create an impressive, welcoming core. An architectural partial wall bridges the living area and the kitchen, offering the perfect compromise for those who appreciate dedicated room space without sacrificing an open flow. The culinary studio is exceptionally well-equipped, featuring a deep corner pantry, a raised breakfast bar peninsula, and a sunlit dining alcove. Double doors slide open from the dining room directly onto the premier outdoor living terrace. The main floor plays host to three generously scaled bedrooms: The Primary Retreat is a private oasis complete with its own dedicated personal ensuite bathroom. Two additional bright bedrooms featuring ample closet space, positioned directly adjacent to the pristine 4-piece main family bathroom. The professionally developed lower level expands the home's operational footprint into an incredible entertainment arena or self-contained guest quarters. Styled with newer premium luxury vinyl plank (LVP) flooring and contemporary knockdown ceilings, the expansive recreation room is anchored by a massive commercial-grade wet bar. Complete with a dedicated sink, extensive cabinetry storage, and a counter-height social peninsula, this

dynamic zone can easily serve as a fully functional secondary kitchen. Tucked down the hall, an oversized fourth bedroom with an expansive egress window sits right next to a full 4-piece bathroom, creating the ultimate private space for teenagers, extended family, or out-of-town guests. A large laundry command center and dedicated storage rooms complete the footprint. The rear yard is a masterpiece of outdoor lifestyle design, centered around an incredible covered deck terrace. Masterfully framed to mimic a three-season sunroom, this protected outdoor lounge allows you to enjoy relaxation through much of the year. The yard is fully fenced and landscaped for children and pets. For the mechanic, the attached double garage serves as a year-round workshop, fully outfitted with 220-volt heavy-duty power infrastructure and dedicated heating to keep your vehicles and projects warm and dry through every season. Positioned just moments from West Creek's wetland pathways, community parks, schools, local boutique retail hubs, AND Chestermere Lake! An exceptional place to call home!