



**124 West Creek Glen
Chestermere, Alberta**

MLS # A2324330



\$845,900

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: basement: fridge, stove, dishwasher, microwave hood fan, 3 shelving units in garage, all attached shelving in garage, wall mirror in front hallway, Ikea closet in flex room in basement, extra sump pump.

Experience your own private oasis in West Creek, Chestermere, AB. Welcome to this Bungalow with a fully finished walkout basement featuring a 1260 square foot legal secondary suite, located on a pie-shaped lot backing onto a pond. The main floor offers a bright, open-concept layout with large windows, white cabinetry, stainless steel appliances, epoxy countertops, and access to a full-width deck with glass railings overlooking the pond. This level also includes two bedrooms, including a primary suite with a walk-in closet, four-piece ensuite, and plus a second full bathroom and a spacious laundry/mudroom. The walkout lower level contains a legal secondary suite with its own private entrance through French doors. The suite features an open living and dining area, a full kitchen with stainless steel appliances, epoxy countertops, one bedroom with a walk-in closet, a full bathroom, AND a versatile flex room. Large windows and access to the covered deck provide plenty of natural light and views of the backyard and pond. The landscaped yard includes apple and cherry shrubs, upper and lower outdoor living spaces, and direct access to walking paths. Additional features include: - Two furnaces - Smart thermostats - Reolink outdoor security cameras - Upgraded Clopay garage door - Extended driveway for additional parking. The legal secondary suite is ideal for multigenerational living, a caregiver, adult children, guests, or rental income. Located close to schools, parks, playgrounds, and shopping, this home offers flexibility, functionality, and a desirable location.