



**161 West Creek Pond  
Chestermere, Alberta**

**MLS # A2324616**



**\$910,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience exceptional pondside living in this stunning, fully renovated walkout bungalow backing directly onto West Creek Pond. Perfectly positioned on a rare 6,919 sq. ft. south-facing lot, this home offers breathtaking water views, unforgettable sunrises and sunsets, and direct access to scenic walking pathways right from your backyard. Whether you're entertaining on the brand-new upper deck, hosting summer BBQs on the walkout patio, or enjoying peaceful evening strolls around the pond, this property offers a lifestyle that is truly second to none. Meticulously maintained and thoughtfully updated throughout, this exceptional home includes a complimentary pre-listing home inspection available upon request, providing added confidence and peace of mind for buyers. The bright, open-concept main floor is designed to maximize the incredible views, featuring soaring 13-foot vaulted ceilings, expansive windows, and abundant natural light. Every detail has been carefully selected to create a perfect balance of luxury, comfort, and functionality. The beautifully renovated kitchen is a chef's dream, showcasing custom cabinetry, premium appliances, waterfall-edge quartz countertops with a full-height quartz backsplash, and a custom pot filler. Gorgeous engineered white oak hardwood flooring, designer tile and carpet, quartz countertops throughout, and custom finishes elevate every room. Offering three spacious bedrooms, three beautifully appointed bathrooms, and a dedicated main-floor office/den, this home provides flexible living for families and professionals alike. The luxurious primary ensuite features a curb-less tiled walk-in shower with custom glass, creating a spa-inspired retreat. The fully developed walkout basement is equally impressive, complete with a stylish custom wet bar, generous living space, and seamless access to the backyard,

pond, and pathways beyond. Additional features include main-floor laundry, a professionally landscaped yard with an underground sprinkler system, and countless custom upgrades completed with exceptional attention to detail. Ideally located just minutes from golf courses, beaches, lakes, schools, shopping, restaurants, playgrounds, and major commuter routes, this remarkable home offers the perfect combination of natural beauty and everyday convenience. This is a rare opportunity to own one of West Creek's premier walkout bungalow properties. 3D Virtual Tour Available. Book your private showing today.