



GRASSROOTS
REALTY GROUP

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**105 West Creek Pond
Chestermere, Alberta**

MLS # A2327364



\$669,880

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Gentle Sloping, Landscaped, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

TRIPLE ATTACHED GARAGE, 5 BEDROOMS, DEVELOPED BASEMENT, BONUS ROOM & HUGE FENCED YARD IN CHESTERMERE! Looking for more room to grow? How about spending your summers on Chestermere Lake? This beautifully maintained home offers 5 beds, 3.5 baths, a developed basement, an upper bonus room, a triple attached garage, parking for up to 6 vehicles, & a private backyard designed for everyday living & entertaining. Step inside & you're welcomed by an impressive open-to-below foyer with soaring two-storey ceilings, a grand staircase with wood railings, & decorative wrought-iron spindles. The main floor flows into a bright living, dining, & kitchen space designed to bring everyone together. The living room is anchored by a cozy gas fireplace & offers plenty of room for large furniture, giving you the flexibility to arrange the space however you'd like. At the heart of the home, the kitchen features abundant cabinetry, a central island with an eating bar, a corner pantry, & overlooks both the living & dining areas—making everyday life & entertaining effortless. The dining room opens directly onto the back deck, while large windows throughout the main floor fill the home with natural light. Outside, family & friends will love gathering in the large, fully fenced backyard featuring a well-maintained lawn & a two-tiered deck complete with a BBQ gas line. Tall wood fencing with decorative privacy details creates a private outdoor space ready for your personal touch—whether that's a play area for the kids, room for pets, a garden, or your next summer barbecue. Back inside, a 2-pc powder room, laundry room, & direct access to the triple attached garage complete the main floor. Upstairs, the open-to-below staircase leads to a spacious bonus room filled with natural light from a West-facing bay window. Whether you need a

media room, kids' play space, home office, or a quiet place to unwind, this flexible space can easily adapt to your lifestyle. The primary bedroom features a walk-in closet & a private 4-pc ensuite complete with a walk-in shower & relaxing soaker tub. Two additional beds complete the upper level, including one with its own walk-in closet, along with a shared 4-pc bath. The developed basement adds even more living space with a large recreation room, two additional bedrooms, & a 3-pc bath. Whether you need space for teenagers, overnight guests, a home gym, or hobbies, the lower level offers the flexibility to grow with your family's changing needs. Living in Chestermere means enjoying everything that makes lake living so desirable. Spend your summers paddle boarding or boating on Chestermere Lake, enjoy an afternoon at nearby Lakeside Golf Club, or explore the parks & pathways surrounding Trennen Park & Pond. Schools, shopping, restaurants, & everyday amenities are all just minutes away, while Calgary remains an easy commute. Downtown Calgary is approximately 29 mins (22.8 km), Calgary International Airport is 26 mins (24.1 km), & Banff is just 1 hour 46 mins (163km).