



GRASSROOTS
REALTY GROUP

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**222 West Creek Mews
Chestermere, Alberta**

MLS # A2330160



\$699,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Paved, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Ideally located just blocks from Chestermere Lake, this 4-bedroom, 3-bathroom 2-storey comes with major peace of mind thanks to an updated roof, newer furnace, and newer central air conditioning already completed. Situated in a quiet cul-de-sac within minutes of local schools and grocery stores, the home immediately impresses with soaring 18-foot ceilings, allowing an abundance of natural light to flood the main floor. This level features hardwood flooring, a functional open-concept kitchen with stainless steel appliances, a versatile flex room ideal for a home office, and convenient main-floor laundry. Upstairs, you will find a spacious central bonus room that overlooks the main level, perfect as a second living area. The upstairs also hosts the secondary bedrooms and the oversized primary retreat, which features a walk-in closet and a private ensuite with dual sinks and a soaker tub. The fully developed basement provides excellent additional living space, featuring a fourth bedroom, a 3-piece bathroom, a dedicated gym or workout area, and a functional wet bar with built-in storage. Outside, the private, fully fenced backyard serves as a quiet retreat framed by mature trees, complete with a wooden deck, a lower paved patio with a gazebo, and a built-in BBQ and bar area perfect for entertaining.