



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**285 West Creek Springs
Chestermere, Alberta**

MLS # A2330632



\$600,000

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, heater in garage, attached cabinets on left side of garage and attached shelving in garage, bookcase in basement

A beautiful location 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. A wide, tiled foyer with soaring vaulted ceilings serves as the central architectural hinge, offering immediate access from either the covered front veranda entry or the attached double garage, which functions as a year-round mechanic's workshop outfitted with 220-volt heavy-duty power infrastructure and dedicated heating. Ascending to the main living arena, the space is bathed in natural light and defined by dramatic vaulted ceilings and a classic gas fireplace, while an architectural partial wall bridges the living area to a well-equipped culinary studio featuring a deep corner pantry, a raised breakfast bar peninsula, a sunlit dining alcove, and sliding double doors that open directly onto a premier outdoor living terrace. The main floor plays host to three generously scaled bedrooms, including two bright bedrooms with ample closet space positioned directly adjacent to a pristine 4-piece main family bathroom, and a private Primary Retreat complete with its own dedicated personal ensuite. The home's operational footprint extends down to a professionally developed lower level styled with newer premium luxury vinyl plank (LVP) flooring and contemporary knockdown ceilings, creating an incredible entertainment arena or self-contained guest quarters. This 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 that can easily serve as a fully functional secondary kitchen. Tucked further 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, all rounded out by a large laundry command center and dedicated storage rooms. The property transitions outdoors to a fully fenced, pet-and-child-friendly park-like backyard centered around an incredible covered deck terrace masterfully framed to mimic a three-season sunroom for near year-round relaxation. Optimized for clean, comfortable, and modern living, this exceptional home is positioned just moments from West Creek's wetland pathways, community parks, schools, local boutique retail hubs, and Chestermere Lake.