



GRASSROOTS
REALTY GROUP

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**124 West Creek Glen
Chestermere, Alberta**

MLS # A2331350



\$829,900

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	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: none

Welcome to this walkout bungalow with a fully finished legal secondary suite, ideally located on a pie-shaped lot backing directly onto the largest pond in West Creek. The main level offers a bright, open-concept design with hardwood floors, large windows that maximize natural light, white cabinetry, and stainless steel appliances. The spacious living and dining areas provide flexible space, including room for two home office workstations. This level also features two bedrooms, including a primary suite with a walk-in closet and four-piece ensuite, a second full bathroom, and a laundry/mudroom with stacked washer and dryer and direct access to the attached double garage. The fully finished walkout basement features a self-contained legal secondary suite with its own private entrance through French doors. The suite includes a full kitchen with stainless steel appliances, an open living and dining area, two bedrooms (including one with a walk-in closet), a full bathroom, and large windows that fill the space with natural light while showcasing the backyard and pond views. Whether you're looking for multigenerational living, space for adult children or a caregiver, accommodations for guests, or the opportunity to generate rental income, the legal secondary suite offers exceptional flexibility. Enjoy three outdoor living spaces within the fully fenced and gated yard. The upper deck offers unobstructed pond views and is ideal for outdoor dining and entertaining, while the covered lower deck provides a comfortable, shaded space to relax. The low-maintenance composite front porch adds lasting durability and curb appeal. Additional upgrades include: legal secondary suite, two high-efficiency furnaces with separate ductwork, smart thermostats, modern garage door, outdoor security cameras, extended driveway with additional parking. Located close to schools, parks, playgrounds,

shopping, and walking paths, this home combines functionality, privacy, and a premium pond-side location in one of the established neighbourhoods. The landscaped yard features mature apple and cherry trees, direct access to walking and cycling pathways, and is within walking distance of elementary and middle schools.