



GRASSROOTS
REALTY GROUP

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**213 Westcreek Springs
Chestermere, Alberta**

MLS # A2342338



\$650,000

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Tucked at the end of a quiet street where neighbours still wave and kids can play safely, this fully developed walk-out bungalow offers something increasingly hard to find. Space that feels generous, finishes that feel considered, and a backyard that feels like it belongs to the landscape rather than the lot. The main floor spans nearly 1,300 square feet of bright, open living. Vaulted ceilings, rich hardwood, central air, and thoughtful high-end details set an easy, elevated tone from the moment you step inside. The kitchen is the heart of the home, flooded with natural light from skylights, finished with granite counters, custom wood cabinetry, a pantry, a gas range, and a generous granite island that invites lingering conversations as easily as weeknight dinners. It flows naturally into the dining area and a cozy living room anchored by a gas fireplace and framed views of the green space beyond. The primary suite is a true retreat: generously sized, with a 4-piece ensuite and walk-in closet. A well-proportioned second bedroom or office and another 4-piece bath complete the main level, making daily life simple and comfortable. Downstairs, the walk-out basement opens up with 10-foot ceilings and an easy, flexible floor plan built for living well. Built-in speakers and a bar set the stage for gatherings; there's room for a pool table or ping-pong, a home gym, an office, a golf simulator, a craft space, or a media room, whatever this chapter of life needs. A third bedroom, 3-piece bathroom, laundry, and ample storage keep the lower level as practical as it is inviting. Step onto the front porch and enjoy the welcoming neighbourhood atmosphere. Out back, the experience is entirely different. The expansive deck overlooks green space and a meandering creek, creating a peaceful backdrop for

morning coffee, and the simple pleasure of listening to the birds. It is the kind of setting that naturally encourages you to slow down and stay awhile. And when adventure calls, it's close at hand. The lake and golf are only minutes away, making it easy to enjoy the best of outdoor living without giving up the comfort and convenience of home. This is a home that rewards being seen in person. The light, the flow, the quiet connection to nature, and the sense that life here could be both full and unhurried. A rare opportunity on a friendly street, backing onto something genuinely special.