



GRASSROOTS
REALTY GROUP

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169 West Creek Boulevard
Chestermere, Alberta

MLS # A2342622



\$668,800

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

OVERSIZED & HEATED DOUBLE ATTACHED GARAGE!! 3000+ SQFT OF LIVING SPACE!! 5 BEDROOMS & 3.5 BATHROOMS!! STEPS TO THE POND IN WEST CREEK!! OPEN TO BELOW!! UPDATES INCLUDE: NEW ROOF, NEW FURNACE, NEW A/C!! Welcome to this spacious and well-designed family home in the sought-after community of West Creek, Chestermere. This home offers functionality, comfort, and an excellent location with easy access to the nearby pond and walking paths. The main floor features a bright front living room (with potential to be converted into a bedroom), a cozy family room with a fireplace and large windows that flood the space with natural light, a dining area highlighted by soaring vaulted ceilings, and a spacious kitchen complete with a center island and pantry. Convenient main floor laundry and a 2-piece bathroom add to the home's practicality. A unique split staircase design leads to the upper level, creating an impressive architectural feature and an open feel throughout the home. Upstairs, you'll find a second family room overlooking the foyer below, along with 3 bedrooms and 2 full bathrooms. The spacious primary retreat offers a walk-in closet and a 5-piece ensuite, while the additional bedrooms are served by a 4-piece bathroom. The open-to-below areas and multiple levels provide excellent natural light and a grand sense of space. The fully finished basement adds even more living space with 2 additional bedrooms, a 4-piece bathroom, and a large recreation room perfect for family gatherings, a home gym, or entertainment area. It also offers double attached garage that is heated & oversized with extra storage. POTENTIAL FOR A 6TH BEDROOM ON THE MAIN FLOOR!! INCREDIBLE SPACE, A UNIQUE FLOOR PLAN, AND A PRIME WEST CREEK LOCATION CLOSE TO THE POND—THIS IS

THE PERFECT HOME FOR A GROWING FAMILY!