



GRASSROOTS
REALTY GROUP

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**354 West Creek Springs
Chestermere, Alberta**

MLS # A2351110



\$600,000

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained home situated in West Creek community of Chestermere, offering comfort, convenience, and modern finishes throughout, this property is truly move-in ready. Step inside to an inviting and functional open layout with soaring vaulted ceilings. The well-appointed kitchen is complete with a pantry, lots of counter space and skylights bringing in extra light. The dining space has custom built-in storage with air conditioning, and flows into an expansive composite deck with glass panels and BBQ gas line. Large windows throughout the main living spaces fill the home with natural light. There are two bedrooms on the main level, including a primary suite with a walk-in closet and ensuite with separate shower & tub. A second full 4 pc bathroom completes the main level. The fully finished walkout basement has a large rec room, two additional bedrooms, a full 3 pc bath and a separate storage room. Walk outside directly into a private patio space with a beautiful view into the garden and green space behind. There is a large 8x10 custom built shed to match the house - wood construction with vinyl siding, asphalt shingles and shelves inside. Also, a gas line is available for a fire table on the patio, and already wired for a hot tub. There is even a playground in the green belt right behind the home! Located just minutes from local schools, parks, walking trails, shopping, Golf Course and Chestermere Lake, this home delivers the perfect blend of small-town charm and city convenience.