



THE
A-TEAM

**RE/MAX
FIRST**

140 WEST CREEK Glen, Chestermere T1X 1B8

MLS®#: **A2099586**

Area: **West Creek**

Listing Date: **01/06/24**

List Price: **\$819,800**

Status: **Active**

County: **Chestermere**

Change: **-\$100, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2003**
Lot Information
Lot Sz Ar: **6,033 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,254**
Low Sqft:
Ttl Sqft: **2,254**

DOM

135
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Lawn,Garden,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Private Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Triple Garage Attached

Utilities and Features

Roof: **See Remarks,Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction:
Stone,Vinyl Siding
Flooring:
Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Sump Pump(s),Tray Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 15`10"
Dining Room	Main	7`5" x 14`5"
Office	Main	9`6" x 11`6"
Bonus Room	Upper	10`8" x 20`11"
5pc Ensuite bath	Upper	12`0" x 10`10"
Bedroom	Upper	11`2" x 9`9"
4pc Bathroom	Upper	8`6" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 12`5"
2pc Bathroom	Main	5`3" x 4`10"
Laundry	Main	7`1" x 9`1"
Bedroom - Primary	Upper	14`11" x 14`11"
Walk-In Closet	Upper	7`6" x 7`11"
Bedroom	Upper	8`11" x 12`9"
Balcony	Upper	13`3" x 29`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0214334

Remarks

Pub Rmks:

This exquisite 3 Bedroom, 2.5 bathroom, w/ TRIPLE GARAGE, A/C, AND WALK-OUT backing onto the serene greenery & pond of the 12 acre Trenton Park. The homeowner has spent over \$120,000 in upgrades throughout the house and landscaping over the years, including but not limited to: Roof (2017) are Malarky Shingles with 50-year transferable warranty (\$14,000), Gleaming Hardwood Floors (\$18,500), Quartz Counters, sinks, faucets & toilets (\$9,300), New exterior doors in 2018 (\$3,900), Irrigation System (\$20,000), Landscaping (~\$65,000) and more! Detailed list of features/upgrades is available in supplements. There are 26 spruce trees surrounding the backyard for complete privacy in the back yard as well as a new chainlink fence that opens right onto the park pathways. Great Curb appeal with 3-car garage, huge front 11x15 porch, and new doors lead to a large foyer boasting hardwood floors and 9ft ceilings. The garage is fully finished with insulation, drywall & IN-FLOOR heating and a dividing wall for the 3rd car garage, which can drive through all the way to the backyard concrete driveway to park another car in the back if needed (currently there is a new shed (\$850) that can be moved). Park up to 7 vehicles on this property! As you walk in there's a formal dining room/den that's perfect for a home office for the work from home professional. The kitchen features a large quartz island with new undercount sink & faucet, lots of cabinetry with modern handles and a full corner pantry as well as a reverse osmosis (RO) system installed in 2015. The large living room w/ gas fireplace and dining room has large windows that looks out onto the 414sqft vinyl covered deck with expensive glass & aluminum railings overlooking the beautiful Trennen Park and Pond. The laundry room has a sink and shelving as well as a broom closet for the Lux Central Vacuum attachments. Upstairs you will find new hardwood floors, 3 large bedrooms and a massive bonus room home that can be used as a 4th bedroom that features views of the pond and front of the home. The primary bedroom is a highlight, featuring French doors, vaulted ceilings, a large window overlooking the pond, a spacious walk-in closet, and an opulent 5-piece ensuite bathroom with a jetted tub, two vanity sinks, a toilet, and a walk-in shower. There's even a two-way gas fireplace to enhance the ambiance. The walkout basement is unfinished but includes in-floor heating, drywall, two large windows, and roughed-in plumbing for a potential third full bathroom. The exterior of the house is well-appointed with a 5-zone irrigation/sprinkler system, and all rainwater is efficiently managed through a weeping tile system. There was no expense saved on the landscaping around the property, with three expansive multi-tiered flower beds, 26 columnar spruce trees, one apple tree, and a chain-link fence enclosing three sides of the property. Call today!

Inclusions:
Property Listed By:

**Shed, Reverse Osmosis, Central A/C
2% REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











