



THE
A-TEAM

**RE/MAX
FIRST**

158 WEST CREEK Springs, Chestermere T1X 1R7

MLS®#: **A2115798**

Area: **West Creek**

Listing Date: **03/18/24**

List Price: **\$799,000**

Status: **Pending**

County: **Chestermere**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2005**
Lot Information
Lot Sz Ar: **6,280 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,275**
Low Sqft:
Ttl Sqft: **2,275**

DOM

62
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Creek/River/Stream/Pond,Irregular Lot,Landscaped,See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	14`5" x 13`2"
5pc Ensuite bath	Upper	8`5" x 9`3"
Bedroom	Upper	9`4" x 10`1"
4pc Bathroom	Upper	9`3" x 6`2"
Pantry	Main	4`7" x 4`7"
Dining Room	Main	14`2" x 8`11"
Family Room	Main	10`10" x 12`6"

Room	Level	Dimensions
Walk-In Closet	Upper	9`2" x 5`7"
Bedroom	Upper	14`7" x 16`11"
Bedroom	Upper	9`9" x 9`10"
Kitchen	Main	10`2" x 12`1"
Breakfast Nook	Main	7`10" x 8`6"
Living Room	Main	14`5" x 14`7"
Den	Main	9`2" x 8`9"

2pc Bathroom
Entrance
Bedroom
Other
Furnace/Utility Room

Main
Main
Basement
Basement
Basement

4`8" x 4`6"
6`3" x 4`11"
10`1" x 16`5"
11`3" x 12`0"
8`9" x 8`2"

Mud Room
Living Room
4pc Ensuite bath
Laundry

Main
Basement
Basement
Basement

8`0" x 5`9"
12`0" x 17`3"
8`1" x 12`0"
7`0" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410396

Zoning:
R-1

Remarks

Pub Rmks: **IMMACULATE HOME WITH TRIPLE ATTACHED GARAGE, WALK OUT BASEMENT FULLY DEVELOPED, BACKING ONTO A CREEK, CENTRAL AIR CONDITIONING SYSTEM, THE SPACIOUS MAIN FLOOR BOASTS A LIVING ROOM AND DINING ROOM COMBINATION, AN OFFICE/ DEN, SEPERATE FAMILY ROOM, NICE KITCHEN WITH SPACIOUS NOOK, ,GAS FIREPLACE IN FAMILY ROOOM, OPEN TO BELOW /VAULTED CEILINGS IN LIVING ROOM AREA, LARGE DECK, UPPER LEVEL HAS 4 VERY GOOD SIZE BEDROOMS, 4 TH BIG BEDROOM WAS A BONUS ROOM WHICH HAS BEEN CONVERTED INTO BEDROOM, BASEMENT IS WALK OUT AND FULLY DEVELOPED WITH REC ROOM, ELECTRIC FIRE PLACE, BEDROOM AND FULL BATHROOM, LAUNDRY ROOM IS IN BASEMENT WITH ITS OWN SINK. HOWEVER THE FITTINGS REMAIN ON MAIN LEVEL IN THE MUD ROOM AS WELL . TRIPLE GARAGE IS HEATED. THE BACKYARD IS SPECTACULAR AND THIS HOUSE IS A MUST SEE!**

Inclusions:
Property Listed By:

N/A
MaxWell Capital Realty

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













