



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 WEST CREEK Drive, Chestermere T1X 1K7**

MLS®#: **A2121896**

Area: **West Creek**

Listing Date: **04/10/24**

List Price: **\$759,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**6,027 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,032**

Low Sqft:

Ttl Sqft:

**2,032**

DOM

**39**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**479**

Access:

Lot Feat:

Park Feat:

**Irregular Lot**

**Double Garage Attached,Heated Garage,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Bar,See Remarks,Solar Tube(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 117`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`11" x 7`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`8" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 7`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 11`0"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>16`2" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 12`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`10" x 9`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`5" x 15`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 7`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

**0112144**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Beautiful well kept two storey 2032sqft former show home! With countless upgrades, granite counter tops, tigerwood hardwood floors, the main floor has a living room, family room and a large kitchen with a breakfast nook, upper floor has three good size bedrooms including big master bedroom with ensuite. The oversized double garage with infloor slab heating, insulation, and drywall. This fully air-conditioned house has a front verandah with a garden swing and treed backyard made even better with a two-tiered deck, gazebo, and hot tub. All these features and its proximity to amenities school, park, shopping, let's not forget about the fully finished basement, complete with an additional bedroom, family room with a fireplace, a built-in fish tank, and a spectacular three-piece bath.**

Inclusions:  
Property Listed By:

**NONE**  
**RE/MAX Real Estate (Central)**

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









