



THE
A-TEAM

**RE/MAX
FIRST**

344 WEST CREEK Boulevard, Chestermere T1X 1B2

MLS®#: **A2150228**

Area: **Rainbow Falls**

Listing **07/16/24**

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

Status: **Active**

County: **Chestermere**

Change: **-\$19k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,697 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,274**
Low Sqft:
Ttl Sqft: **2,274**

DOM

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Underground Sprinklers,See Remarks**
Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`11" x 6`6"
Dining Room	Main	10`11" x 12`4"
Bonus Room	Second	19`0" x 13`2"
3pc Bathroom	Basement	8`0" x 9`3"
Furnace/Utility Room	Basement	6`6" x 16`3"
Mud Room	Main	9`0" x 7`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 17`7"
Bedroom	Second	11`11" x 12`5"
5pc Ensuite bath	Second	8`10" x 14`10"
Bedroom	Basement	15`8" x 11`11"
Kitchen	Main	15`0" x 14`3"
2pc Bathroom	Main	5`0" x 5`0"

Bedroom
4pc Bathroom
Game Room

Second
Second
Basement

10`11" x 9`11"
5`1" x 8`6"
31`10" x 13`4"

Bedroom - Primary
Storage

Second
Basement

12`5" x 17`11"
11`5" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610631

Zoning:
R-1

Remarks

Pub Rmks:

OPEN HOUSE Saturday August 10th ,2024 12:00 Noon TO 3:00 PM By Amanda Jensen. Welcome to this exquisite home, a true gem, Boasting over 3000 sq ft of living space, this property showcases pride of ownership and is impeccably maintained. Upon arrival, the beautifully landscaped yard and aggregate driveway make a striking first impression. Step inside to find a spacious entryway with elegant tile flooring, leading into a main floor adorned with Hand scraped hardwood throughout. The kitchen and living areas are bathed in natural light from expansive windows, enhanced by 9' ceilings that create an open and airy ambiance. The kitchen is a chef's delight, featuring stainless steel appliances, including a gas stove and hood fan, complemented by ample cabinetry, granite countertops, and a central island with an eating bar. A convenient walk-through pantry adds to the functionality. Adjacent to the kitchen is a dining area spacious enough for large family gatherings, flowing seamlessly into the inviting living room with a cozy gas fireplace featuring a heatilator. Working from home is made easy with a generously sized main floor den or office. Upstairs, a grand staircase with upgraded railing leads to a massive bonus room with vaulted ceilings and a ceiling fan, perfect for relaxation or entertaining guests. The master bedroom is generously proportioned, accommodating king-sized furniture with ease, and offering additional space for a private workspace if desired. The luxurious 5-piece ensuite boasts in-floor heating, a corner jetted tub, separate shower, and water closet. Secondary bedrooms are spacious with walk-in closets, ideal for children or guests. For added convenience, the upper-level laundry room makes household chores a breeze. The lower level is designed for enjoyment, featuring a family room equipped with a projector and screen for movie nights or game days. Entertaining is made effortless with a full-size bar, including a fridge and dishwasher. Plumbing is already in place for a fireplace, adding warmth and ambiance to this inviting space. The fourth bedroom on this level offers a private retreat for teens or guests, accompanied by a 3-piece bath and separate dressing room. Outside, the maintenance-free deck overlooks a landscaped yard with underground sprinklers, mature trees, a stone patio, and a firepit—perfect for year-round enjoyment. Additional features include a heated double attached garage with room for a full-size truck, a convenient sink with hot and cold running water, and a mezzanine for extra storage. Located within walking distance to schools, pathways, a bike park, restaurants, and shops, this home combines luxury with convenience. Don't miss out on the opportunity to make this extraordinary property yours—schedule a viewing today!

Inclusions:
Property Listed By:

hot tub, dishwasher in basment,,project & screen.
URBAN-REALTY.ca

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