



THE
A-TEAM

**RE/MAX
FIRST**

195 WEST CREEK Landing, Chestermere T1X 1R8

MLS®#: **A2151463**

Area: **West Creek**

Listing Date: **07/25/24**

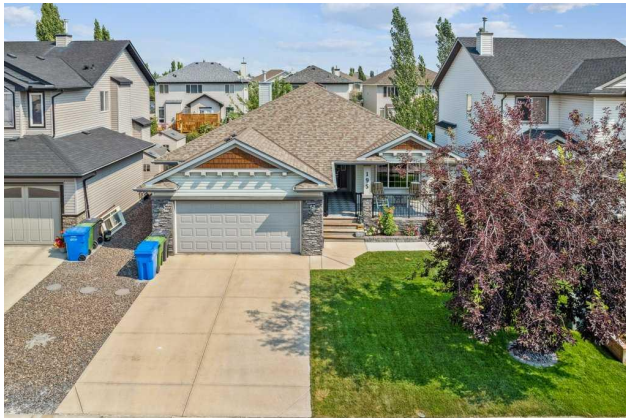
List Price: **\$669,400**

Status: **Active**

County: **Chestermere**

Change: **-\$500, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2004**
Lot Information
Lot Sz Ar: **5,667 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

53
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Storage,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|----------------|
| Bedroom | Basement | 10`0" x 14`5" |
| 4pc Bathroom | Main | 8`3" x 5`0" |
| Eat in Kitchen | Main | 17`10" x 11`5" |
| Living Room | Main | 18`7" x 23`0" |
| Sunroom/Solarium | Main | 16`1" x 10`3" |
| 3pc Bathroom | Basement | 13`10" x 4`10" |
| Storage | Basement | 37`8" x 15`10" |

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| 3pc Bathroom | Main | 7`9" x 4`10" |
| Bedroom | Main | 9`4" x 11`5" |
| Laundry | Main | 5`5" x 9`10" |
| Bedroom - Primary | Main | 12`4" x 11`7" |
| Walk-In Closet | Main | 7`10" x 6`4" |
| Game Room | Basement | 27`3" x 19`7" |

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | R1 |
| Legal Desc: | 0410396 |

Remarks

Pub Rmks: **Your search for the elusive bungalow is over! This fully finished and air conditioned bungalow on a quiet circle in the established and beautiful community of West Creek is move in ready! Pride of ownership shines through every inch of this home from the immaculate landscaping to the well maintained interior. The large covered front porch gives that welcome home feeling immediately and is a terrific place to settle in with a morning coffee or evening glass of wine. Step into the main living area which is flooded with natural light and anchored by a cozy gas fireplace with mantle. An arched doorway leads you to the open dining and kitchen area. The spacious kitchen is well laid out and has a neutral colour scheme, stainless steel appliances and a corner pantry. From here you can step out into your backyard oasis which is sure to become one of your favourite places to relax and rejuvenate. The covered sunroom provides shelter from all types of weather including sun, rain & wind. Screen walls allow you to adjust the space to find your ultimate comfort level. The rest of the yard is spacious and immaculate with plenty of room for kids and pets to play. Upstairs you'll find 2 bedrooms including the primary with a 3 pc ensuite and a good sized walk in closet. A full bath and laundry room off the garage round out this main level. The fully finished downstairs extends your living space with a huge family room that can accommodate multiple uses including a recreation area, office, home gym or whatever suits your needs. A 3rd bedroom down here is bright and sunny - perfect for guests, a teenager or other family member to enjoy! The full bath is beautifully finished with a large walk in shower. An attached double garage is a comfort you'll appreciate year round. Shingles were done in August 2019. This home is located just a short walk from several schools, parks, playgrounds and some of Chestermere's most picturesque walking paths with multiple water features and tree lined pathways. Chestermere is a great place to live with a growing number of local businesses all within a short commute of Calgary. Make sure to check this one out soon as bungalows are in high demand!**

Inclusions: **none**
Property Listed By: **RE/MAX Key**

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