



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 WEST CREEK Boulevard, Chestermere T1X 1P5**

MLS®#: **A2157054**      Area: **West Creek**      Listing Date: **08/12/24**      List Price: **\$699,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **3,552 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,021**  
 Low Sqft:  
 Ttl Sqft: **2,021**

DOM

**37**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Laminate Counters,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 11`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 11`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 15`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 12`0"</b>	<b>Family Room</b>	<b>Second</b>	<b>11`7" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`4" x 14`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>12`5" x 13`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0214334**

Zoning:  
**R1**

Remarks

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Pub Rmks: **OVER 2000 SQFT, 3 BEDS, 2.5 BATHS, BACK YARD/DECK, LANE, 2 CAR GARAGE, BUTLER PANTRY, 9FT CEILINGS - ELEGANTLY DESIGNED HOME WITH UPGRADES - Welcome to your home in the convenient location of West Creek. This home begins with a 2 CAR ATTACHED GARAGE that opens into a laundry room, BUTLER PANTRY and 2PC bathroom. A covered front porch also leads into a lovely foyer and to an OPEN FLOOR PLAN. The kitchen is complete with an bar style island and a BUTLER PANTRY. The living room has DECK access and features a TILE FACED GAS FIREPLACE, and large DOUBLE PANE windows that bring in a lot of natural light. Your DECK leads to a landscaped, FENCED, BACKYARD and BACK LANE. The upper level is complete with 3 BEDS and 2 BATHS one of which is a 4PC ensuite with a walk in closet. A family room completes this floor. The basement can easily be converted into an illegal/legal suite (subject to city approval) and provides a roughed in bathroom, 3 year old hot water tank, sump pump and 125 Amp service. This home is in a solid location with shops, schools and the lake all close by.**

Inclusions: **Ring door bell**  
Property Listed By: **Real Broker**

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