



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 WEST CREEK Close, Chestermere T1X 1M3**

MLS® #: **A2164705**      Area: **West Creek**      Listing Date: **09/11/24**      List Price: **\$885,000**  
 Status: **Active**      County: **Chestermere**      Change: **-\$40k, 23-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **4,977 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,675**  
 Low Sqft:  
 Ttl Sqft: **2,675**

DOM

**101**  
Layout  
 Beds: **6 (5 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Gazebo,Gentle Sloping,Greenbelt,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Sump Pump(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 11`2"	Family Room	Main	15`10" x 12`5"
Kitchen	Main	13`0" x 12`10"	Den	Main	11`3" x 11`0"
Breakfast Nook	Main	10`10" x 6`4"	2pc Bathroom	Main	5`10" x 5`3"
Bedroom - Primary	Upper	15`4" x 19`3"	5pc Ensuite bath	Upper	11`4" x 13`8"
Bedroom - Primary	Upper	16`7" x 11`6"	4pc Ensuite bath	Upper	7`2" x 8`1"
Bedroom	Upper	12`10" x 8`6"	Bedroom	Upper	11`6" x 14`6"
Bedroom	Upper	11`4" x 11`6"	4pc Bathroom	Upper	8`3" x 4`11"

Walk-In Closet  
Game Room  
Kitchenette

Upper  
Basement  
Basement

8`0" x 6`10"  
25`9" x 19`3"  
7`6" x 7`6"

Bedroom  
Exercise Room  
3pc Bathroom

Basement  
Basement  
Basement

10`5" x 11`6"  
10`4" x 11`2"  
9`10" x 9`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0210284**

Remarks

Pub Rmks:

**Discover your oasis in this stunning residence nestled within a tranquil ravine setting. The perfect blend of comfort and elegance, this home offers spacious living areas ideal for entertaining guests. The main floor boasts a formal living room, dining room, and a cozy family room. The gourmet kitchen features high-gloss acrylic cabinets, top-of-the-line appliances, and luxurious porcelain countertops. Upstairs, five generously sized bedrooms, including two ensuites, provide ample privacy. Enjoy the luxury of a finished basement with a wet bar, full bathroom, and a versatile gym space. Step outside to your private outdoor sanctuary, featuring front and back decks with custom cedar carpentry, privacy screens, composite decking, and cedar railings. The attached garage is equipped with epoxy flooring and wall-mounted cabinets for convenient storage. With central air conditioning and a prime location, this home offers the ultimate in comfort and convenience. Don't miss this opportunity to make this your dream home.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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











