



THE
A-TEAM

**RE/MAX
FIRST**

123 WEST CREEK Meadow, Chestermere T1X 1T2

MLS®#: **A2166586** Area: **West Creek** Listing Date: **09/18/24** List Price: **\$745,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,668 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,525**
 Low Sqft:
 Ttl Sqft: **1,525**

DOM

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

Parking

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

Access:
 Lot Feat:

Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Underground Sprinklers,Treed

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| 4pc Bathroom | Main | |
| Bedroom | Main | 10`4" x 10`0" |
| Kitchen | Main | 11`2" x 11`5" |
| Living Room | Main | 128`8" x 15`1" |
| Bedroom - Primary | Main | 14`2" x 13`7" |
| Bedroom | Lower | 10`9" x 12`10" |

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| 5pc Ensuite bath | Main | |
| Dinette | Main | 9`10" x 12`5" |
| Laundry | Main | 6`11" x 6`0" |
| Office | Main | 12`1" x 10`0" |
| 3pc Bathroom | Lower | |
| Game Room | Lower | 35`8" x 22`10" |

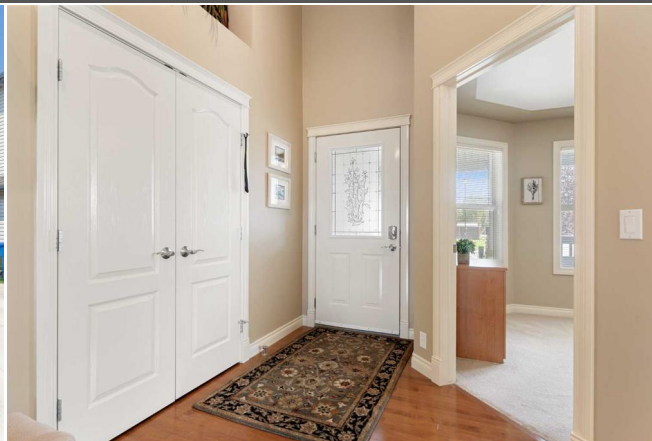
Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **0414609**

Remarks

Pub Rmks: **Welcome to this stunning one-owner AIR CONDITIONED WALK-OUT BUNGALOW, nestled on a QUIET CUL-DE-SAC in the highly desirable West Creek community of Chestermere Lake. This METICULOUSLY MAINTAINED home offers over 2,950 sq. ft. of luxurious living space, blending comfort, style & convenience. Pride of ownership is second to none, with the original owners having cared for every detail of this true haven. Featuring 3 BEDROOMS plus an OFFICE, MAIN FLOOR LAUNDRY & an OVERSIZED HEATED GARAGE this home offers both practicality & luxury. The open-concept kitchen boasts GRANITE counters, corner pantry, STAINLESS appliances & gorgeous HARDWOOD flooring, all centered around a cozy CORNER GAS FIREPLACE in the living room. Step outside to the expansive hexagon VINYL DECK with GLASS RAILINGS overlooking the GREENBELT behind. Enjoy the ULTIMATE PRIVACY WITH no pathway or neighbors directly behind the home all while enjoying the SUNNY WEST Exposure! The primary bedroom is a true retreat, complete with CATHEDRAL CEILINGS, a luxurious ensuite featuring a corner tub, dual raised sinks, a skylight, water closet & a walk-in closet. The PROFESSIONALLY FINISHED WALK-OUT lower level is ideal for entertaining, with a spacious rec room featuring handsome built-ins with a cozy bench seat & plenty of space for a pool table. The third bedroom & full bathroom plus there's tons of storage space & a little workshop area in the utility room. With \$40k in landscaping, including underground sprinklers, lush perennials & shrubs as well as a lovely front veranda, the exterior is as well-appointed as the interior. Close to all amenities, including Chestermere Lake, parks, restaurants, schools, bike paths & the Lakeside Golf Club and a short 10 min drive to Calgary. This home is perfect for those looking to downsize without compromising on space, offering the ideal bungalow lifestyle for empty nesters or even families alike. **Don't forget to check out the 3D TOUR!****

Inclusions: **Shed**
Property Listed By: **Century 21 PowerRealty.ca**

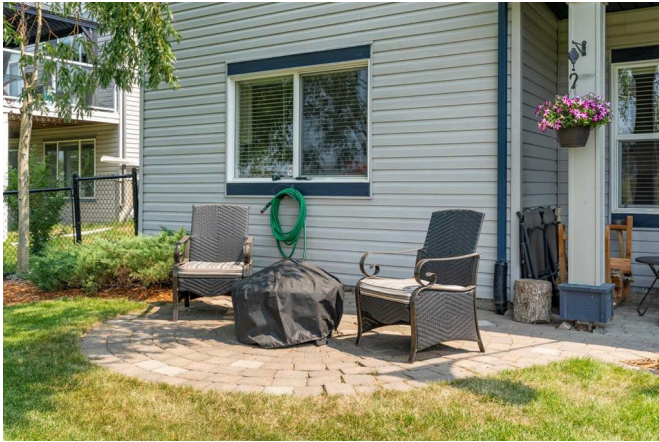
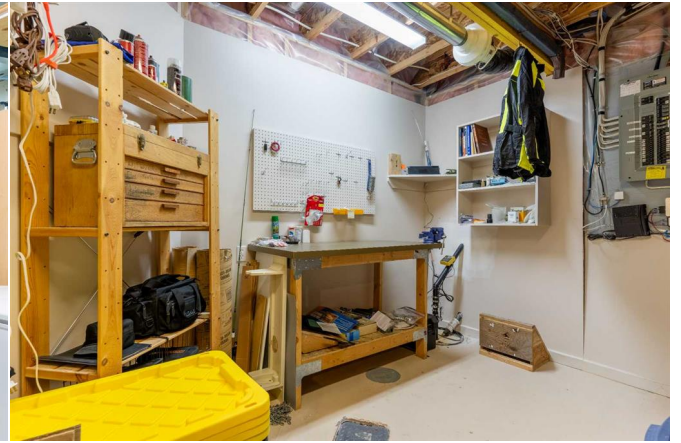
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

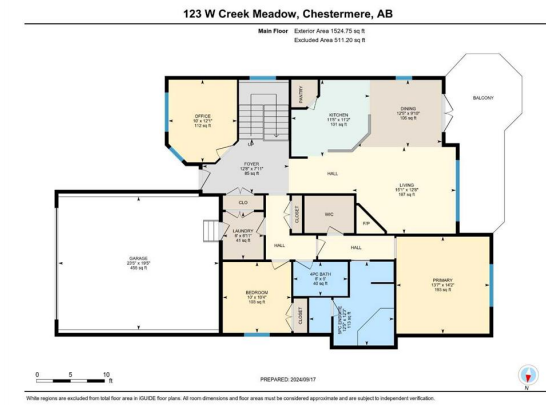












123 W Creek Meadow, Chestermere, AB

Basement (Below Grade) Exterior Area 1432.85 sq ft



0 4 8 ft

PREPARED: 20240817

White regions are excluded from total floor area in GAUGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.