



THE
A-TEAM

**RE/MAX
FIRST**

180 WEST CREEK Drive, Chestermere T1X 1K7

MLS® #: **A2167783** Area: **West Creek** Listing Date: **09/24/24** List Price: **\$729,900**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2001**
 Year Built: **11,011 sqft**
Lot Information
 Lot Sz Ar: **11,011 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,302**
 Low Sqft:
 Ttl Sqft: **2,302**

DOM

35
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Front Yard,Lawn,Irregular Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Jetted Tub,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 9`7"	Office	Main	11`0" x 11`11"
Living Room	Main	16`0" x 13`10"	Kitchen	Main	12`0" x 13`6"
Dining Room	Main	14`1" x 19`10"	Laundry	Main	9`10" x 5`8"
2pc Bathroom	Main	4`10" x 5`0"	Pantry	Main	3`8" x 3`8"
Bonus Room	Upper	14`0" x 18`8"	Bedroom - Primary	Upper	11`0" x 16`0"
4pc Ensuite bath	Upper	13`2" x 9`0"	Bedroom	Upper	9`11" x 10`5"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Upper	10`11" x 10`0"

Bedroom
Game Room
4pc Bathroom
Hobby Room

Upper
Basement
Basement
Basement

13`4" x 9`7"
16`9" x 11`3"
8`2" x 5`1"
8`4" x 4`2"

Family Room
Storage
Bedroom
Balcony

Legal/Tax/Financial

Basement
Basement
Basement
Upper

10`2" x 23`3"
8`4" x 6`3"
9`11" x 9`3"
19`4" x 4`9"

Title:
Fee Simple
Legal Desc:

0013002

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 180 West Creek Drive! With over 3000 sq ft of living space, this property offers an oversized 19'0" x 23'7" double attached garage, a fully developed basement and a large lot for the family to enjoy! Located across from a park complete with a children's playground, this home offers something for everyone in the family! There are a total of 5 bedrooms and 3.5 baths! Upon entering you will be greeted by a large foyer plus there is a front flex room, use it as a dining room, office or perhaps as a sixth bedroom! The living room is complete with a gas fireplace and the kitchen is very spacious with plenty of cupboards and counter space along with a raised breakfast bar! There is also lots of room for your table! A two piece bath and laundry complete the main level! Upstairs you will find four large bedrooms, a four piece bath and a massive bonus room! From the bonus room, step out onto the balcony! From here, you have views of the park across the street! The primary bedroom features its own walk in closet along with a four piece ensuite complete with a jetted tub and a separate shower! The other four upper level bedrooms are also a good size! The lower level is fully developed with a storage room, recreation room, the 5th bedroom and a four piece bath! The yard is one of the largest in the area! It is complete with two sheds, children's play structure and a pond! Close to three schools, shops and amenities plus a quick walk or bike ride to the lake! The stove is brand new, the fridge is approx 2 years old and the roof shingles are just a few years old. Call to schedule your showing!**

Inclusions: **Children's Play Structure, Underground Sprinkler System (as is), Two Sheds**
Property Listed By: **Stonemere Real Estate Solutions**

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



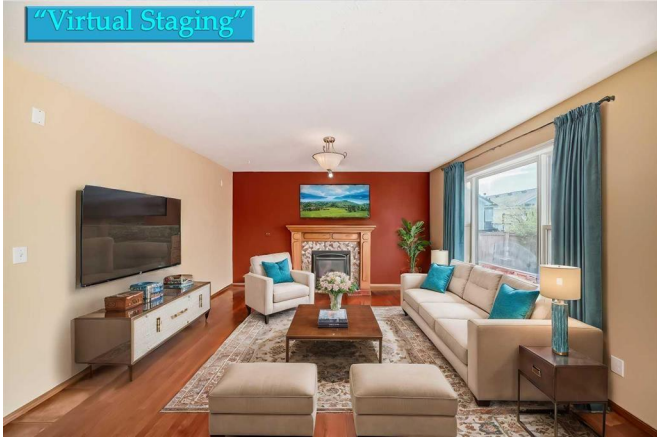
Balcony off the Bonus room



"Virtual Staging"



"Virtual Staging"



"Virtual Staging"



"Virtual Staging"





