

154 WEST CREEK Bay, Chestermere T1X 1K7

MLS® #: **A2169006** Area: **West Creek** Listing Date: **09/27/24** List Price: **\$549,000**
 Status: **Active** County: **Chestermere** Change: **-\$6k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,030**
 Low Sqft:
 Ttl Sqft: **1,030**

DOM
54
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`7" x 4`11"	Bedroom	Main	12`6" x 7`10"
Foyer	Main	8`6" x 12`2"	Living Room	Main	13`10" x 12`6"
Bedroom	Basement	11`2" x 9`3"	Storage	Basement	9`10" x 12`4"
Laundry	Basement	7`1" x 3`2"	4pc Ensuite bath	Main	8`7" x 4`11"

Dining Room
Bedroom - Primary
Furnace/Utility Room

Main
Main
Basement

12`6" x 7`10"
11`10" x 14`9"
7`1" x 12`5"

Kitchen
Game Room

Main
Basement

13`8" x 13`9"
21`9" x 20`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013002

Zoning:
R-2

Remarks

Pub Rmks: **Welcome To 154 West Creek Bay! This house has many unique features, while this house looks to be attached, it is actually fully detached from the neighbouring house! Only the garage shares a wall! The driveway is incredibly long (56 ft!) and can fit several vehicles. Walk inside to a fully renovated main floor with a beautiful and bright open kitchen and living area. NEW FLOORING, NEW APPLIANCES, FRESHLY PAINTED, NEWLY TILED BATHROOMS. NEWER SHINGLES ON THE ROOF AND GARAGE! Two large bedrooms are situated on the main floor with their own 4-piece bathrooms complete the main floor. Walk out the back to a great sized deck for relaxing on with all your friends in the south and west facing sun. The oversized, pie-shaped lot gives you tons of yard for you family or pets to run around in! Back inside, the basement has been fully completed with an additional bedroom, and an office/den or extra storage room! As well, a large recreational room, ready to be customized to your liking! Nearby there is tons of schools, playgrounds, a golf course and of course the Lake! Come view this beautiful property before its gone. See 3D Tour!**

Inclusions:
Property Listed By: **Garage: Extra Refrigerator, Wall Storage Racks
RE/MAX First**

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









