



THE
A-TEAM

**RE/MAX
FIRST**

209 WEST CREEK Springs, Chestermere T1X 1N7

MLS®#: **A2174473**

Area: **West Creek**

Listing Date: **10/22/24**

List Price: **\$839,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Chestermere**
Year Built: **2003**
Lot Information
Lot Sz Ar: **4,946 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,550**
Low Sqft:
Ttl Sqft: **1,550**

DOM

60
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Dog Run Fenced In,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind
Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Playground,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 16`0"
Breakfast Nook	Main	5`1" x 4`8"
Bedroom - Primary	Main	18`9" x 15`0"
4pc Ensuite bath	Main	
4pc Bathroom	Lower	
Family Room	Lower	26`4" x 22`11"

Room	Level	Dimensions
Kitchen	Main	15`1" x 16`8"
Living Room	Main	18`0" x 14`0"
Bedroom	Main	10`0" x 10`0"
4pc Bathroom	Main	
Bedroom	Lower	13`2" x 9`7"
Storage	Lower	27`0" x 33`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0214334

Remarks

Pub Rmks: **Stunning walkout bungalow on ravine! This custom built, walkout bungalow with over 3100 sf of space works well for family or empty nester. The bright open concept design includes a large formal dining room, a spacious kitchen with white cabinetry, upgraded appliances including a "smart" fridge, a large island, and a cozy living room with a gas fireplace. The primary bedroom offers a king-sized layout, walk-in closet, and 4-piece ensuite with a soaker tub and walk-in shower. Second main floor bedroom works well as an office. Basement was developed by the builder and includes family room with cozy fireplace, 3rd bedroom and additional full bathroom. Massive storage room allows for future development of additional bedroom, media room, exercise room, wine making or summer kitchen- the possibilities are endless- there is that much extra space! Move in before Christmas.**

Inclusions: **blinds,**
Property Listed By: **RE/MAX Complete Realty**

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











