



THE
A-TEAM

**RE/MAX
FIRST**

136 WEST CREEK Circle, Chestermere T1X 1R5

MLS®#: **A2174884**

Area: **West Creek**

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

List Price: **\$585,000**

Status: **Pending**

County: **Chestermere**

Change: **-\$14k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,970

Year Built:

2005

Low Sqft:

Ttl Sqft:

1,970

Lot Information

Lot Sz Ar:

3,190 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot

Double Garage Attached

DOM

27

Layout

Beds:

3 (3)

Baths:

3.0 (2 2)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`3" x 5`0"	Dining Room	Main	13`2" x 10`4"
Kitchen	Main	13`2" x 11`9"	Laundry	Main	8`1" x 8`11"
Living Room	Main	14`0" x 16`11"	4pc Bathroom	Upper	8`3" x 4`11"
4pc Ensuite bath	Upper	8`1" x 8`9"	Bedroom	Upper	10`11" x 9`6"
Bedroom	Upper	12`5" x 11`4"	Family Room	Upper	19`1" x 16`1"
Bedroom - Primary	Upper	12`0" x 14`0"	Walk-In Closet	Upper	7`11" x 5`6"
2pc Bathroom	Basement	3`11" x 4`5"	Other	Basement	7`2" x 9`9"

Game Room

Upper

26`2" x 21`4"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`11" x 11`4"

Title:
Fee Simple
Legal Desc:

0410396

Zoning:
R2

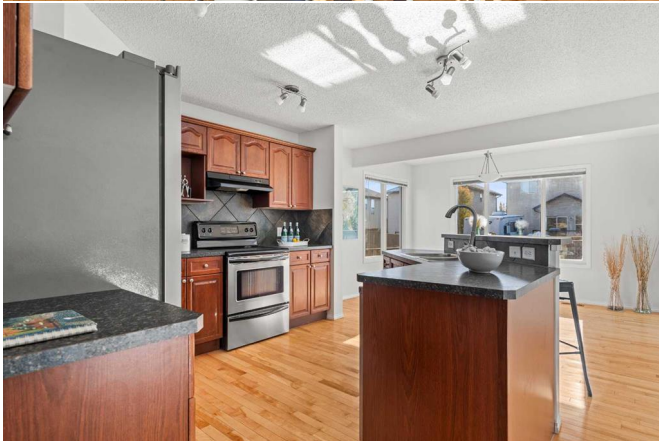
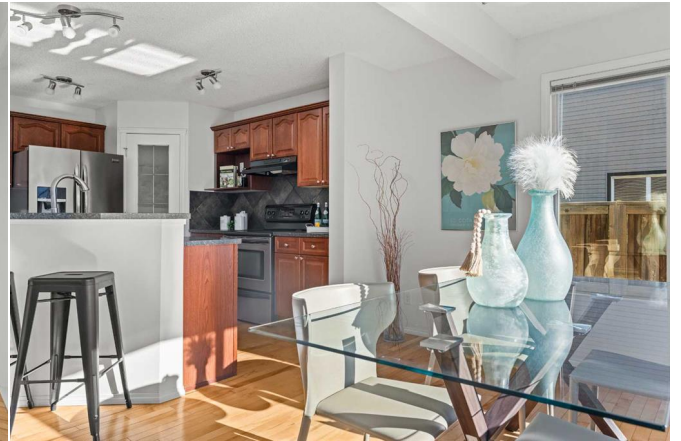
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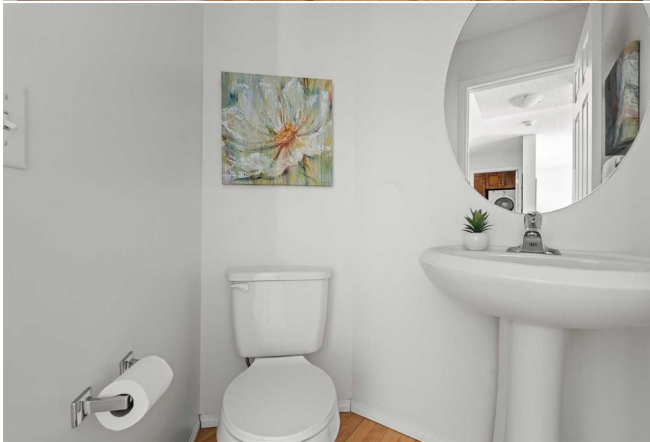
Pub Rmks: ****CHECK OUT 3D VIRTUAL TOUR** Welcome home to this beautifully maintained 1,970 sq ft, 3-bedroom, 2-storey gem with FRESH PAINT that exudes pride of ownership! Step into the bright, open, and spacious floor plan that offers the perfect setting for comfortable living. The huge kitchen is a chef's delight, featuring a walk-in pantry, island, and breakfast bar, all flowing into a large dining nook with a patio door leading to the sunny, south-facing private yard—ideal for outdoor relaxation. The expansive living room is perfect for cozy nights in, complete with a corner GAS FIREPLACE, tasteful tile accents, and a built-in shelf. Convenience is key with a main-floor laundry room and a 2-piece bath. Upstairs, you'll find a generous bonus room that's open to the floor below, adding a sense of airiness and space. The upper level also includes three spacious bedrooms, with the primary suite serving as a true retreat—complete with an ensuite that offers a soothing SOAKER TUB, separate shower, and a walk-in closet. Elegant tiles, HARDWOOD FLOORS, and plush carpeting add a touch of luxury throughout the home. Downstairs you'll find a FULLY DEVELOPED BASEMENT with bar area and entertainment movie room. Other bonuses included NEW ROOF in 2020. Nestled on a quiet area of Chestermere, this property also benefits from the extra privacy of siding and backing onto a paved laneway. This is the home you've been waiting for—don't miss your chance to make it yours!**

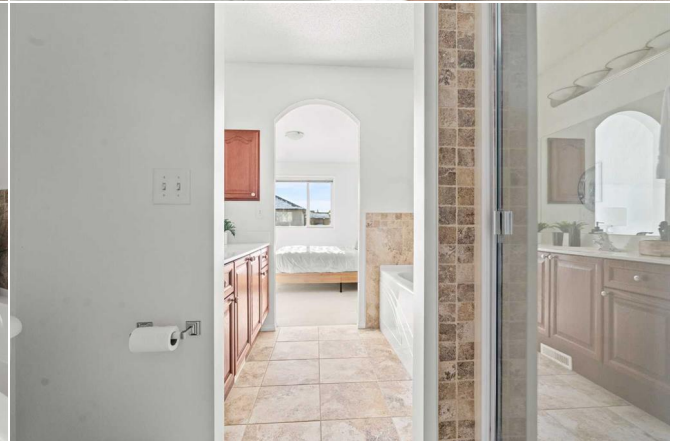
Inclusions: **None**
Property Listed By: **CIR Realty**

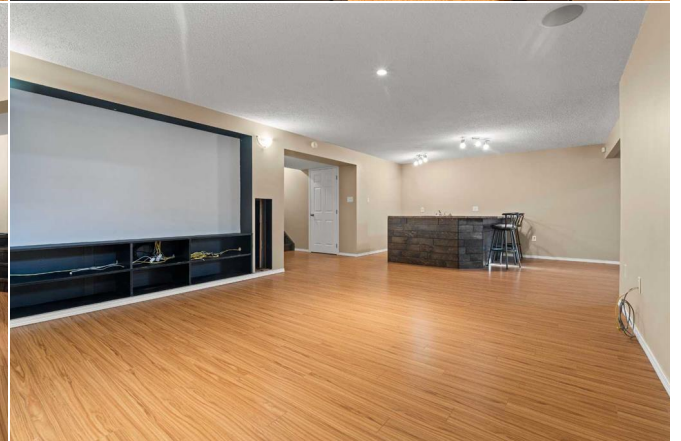
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













136 W Creek Cir, Chestermere, AB

Main Floor
 Ceiling Area 682.99 sq ft
 Interior Area 706.96 sq ft
 Excluded Area 443.47 sq ft



0 4 8

PREPARED: 2024/12/24

When figures are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



136 W Creek Cir, Chestermere, AB

Basement
 Ceiling Area 1108.04 sq ft
 Interior Area 1022.44 sq ft
 Excluded Area 73.57 sq ft



0 4 8

PREPARED: 2024/12/24

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136 W Creek Cir, Chestermere, AB

Basement (Below Grade) Est. Area 788.00 sq ft
Gross Area 722.86 sq ft
Excluded Area 17.21 sq ft



PREPARED: 20/04/2024



While figures are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent confirmation.