



THE
A-TEAM

**RE/MAX
FIRST**

229 WEST CREEK Boulevard, Chestermere T9X 1T1

MLS®#: **A2182380**

Area: **West Creek**

Listing Date: **12/06/24**

List Price: **\$649,998**

Status: **Active**

County: **Chestermere**

Change: **-\$25k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,887 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,081**
Low Sqft:
Ttl Sqft: **2,081**

DOM

47
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	16`1" x 18`1"
Family Room	Main	44`3" x 47`7"
Living Room	Main	26`7" x 33`2"
4pc Ensuite bath	Second	37`9" x 43`0"
Bedroom	Second	37`1" x 34`5"
Bedroom - Primary	Second	43`4" x 53`10"

Room	Level	Dimensions
Dining Room	Main	37`5" x 32`2"
Kitchen	Main	38`5" x 43`8"
4pc Bathroom	Second	30`2" x 13`6"
Bedroom	Second	30`2" x 40`0"
Bonus Room	Second	66`0" x 45`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414609

Zoning:
R-1

Remarks

Pub Rmks: **Spacious 3-Bedroom Home in Chestermere - Over 2000 SQ FT This fantastic property offers over 2000 sq ft of living space, featuring 3 bedrooms, 3 bathrooms, a bonus room, and an attached double garage. The functional open concept design includes a bright and welcoming main floor with a family room, living room, dining area with access to the deck, and a modern kitchen equipped with a pantry, island, and breakfast bar. A convenient half bath is also located on this level. Upstairs, you will find a generously sized bonus room, 3 bedrooms, and 2 full bathrooms, including a master suite with a 4-piece ensuite and walk-in closet. Located in a prime area of Chestermere, this home is close to Chestermere Lake, Lakeside Golf Club, Rainbow Falls Plaza, parks, schools, and public transit. With easy access to 17th Ave SE and Glenmore Trail SE, this property combines comfort and convenience in a sought after location. Do not miss out on this incredible opportunity, schedule a viewing today**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









