



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**161 WEST CREEK Boulevard, Chestermere T1X 1P5**

MLS®#: **A2183908**

Area: **West Creek**

Listing Date: **12/18/24**

List Price: **\$669,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,947 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,021**

Low Sqft:

Ttl Sqft: **2,021**

DOM

**3**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

**Poured Concrete**

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Kitchen Island,Laminate Counters,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 11`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 11`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 15`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 12`0"</b>	<b>Family Room</b>	<b>Second</b>	<b>11`7" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`4" x 14`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>12`5" x 13`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0214334**

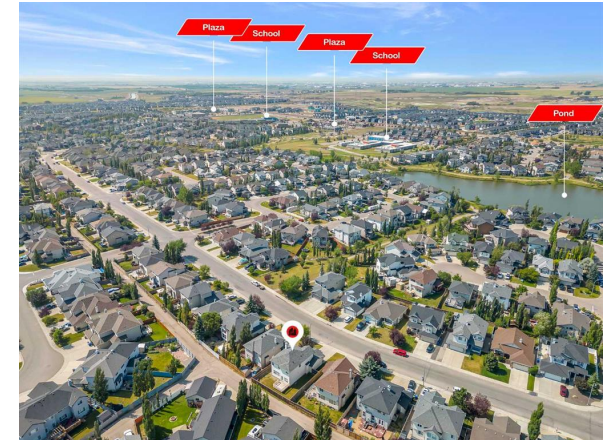
Zoning:  
**R1**

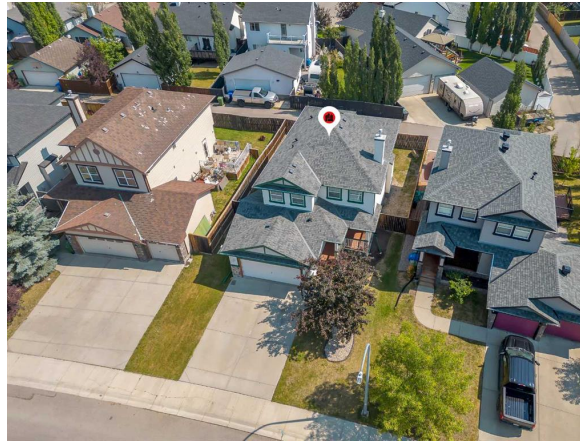
Remarks

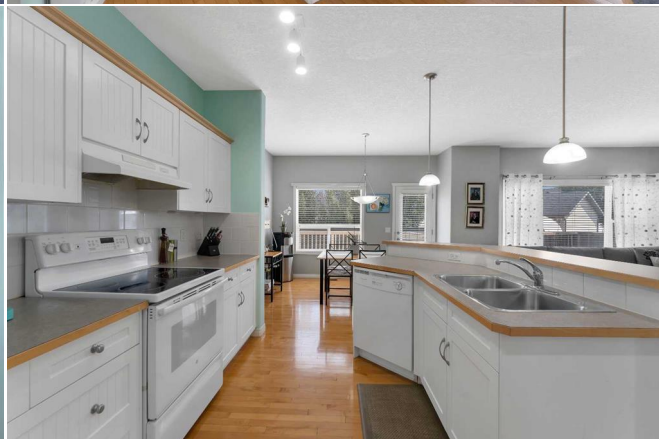
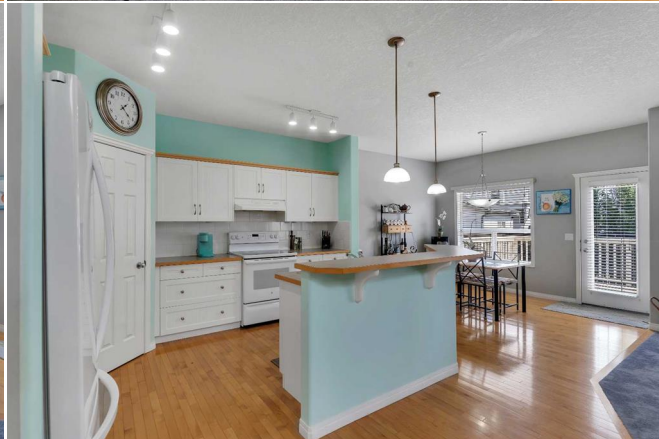
Pub Rmks: **OVER 2000 SQFT, 3 BEDS, 2.5 BATHS, BACK YARD/DECK, LANE, 2 CAR GARAGE, PANTRY, 9FT CEILINGS - ELEGANTLY DESIGNED HOME WITH UPGRADES - Welcome to your home in the convenient location of West Creek. This home begins with a 2 CAR ATTACHED GARAGE that opens into a laundry room, PANTRY and 2PC bathroom. A covered front porch also leads into a lovely foyer and to an OPEN FLOOR PLAN. The kitchen is complete with an bar style island and a PANTRY. The living room has DECK access and features a TILE FACED GAS FIREPLACE, and large DOUBLE PANE windows that bring in a lot of natural light. Your DECK leads to a landscaped, FENCED, BACKYARD and BACK LANE. The upper level is complete with 3 BEDS and 2 BATHS one of which is a 4PC ensuite with a walk in closet. A family room completes this floor. The basement can easily be converted into an illegal/legal suite (subject to city approval) and provides a roughed in bathroom, 3 year old hot water tank, sump pump and 125 Amp service. This home is in a solid location with shops, schools and the lake all close by.**

Inclusions:  
Property Listed By: **Ring Door Bell  
Real Broker**

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













**161 W Creek Blvd, Chestermere, AB**

Main Floor: Exterior Area 928.54 sq ft  
 Interior Area 823.85 sq ft  
 Excluded Area 480.59 sq ft

0 5 10  
 PREPARED: 2024/08/19  
 When registers are included from total floor area in CAUCI floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**161 W Creek Blvd, Chestermere, AB**

1st Floor: Exterior Area 1068.08 sq ft  
 Interior Area 1013.95 sq ft

