



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

35

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:
Fnd/Bsmt: **Poured Concrete**

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214334

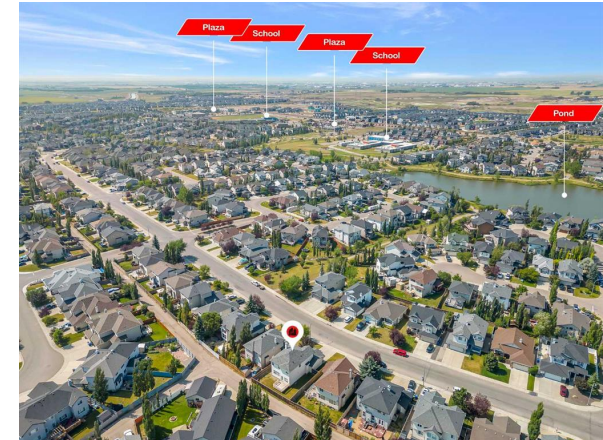
Zoning:
R1

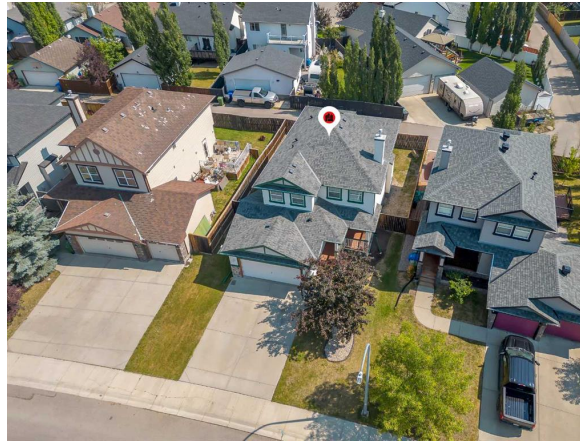
Remarks

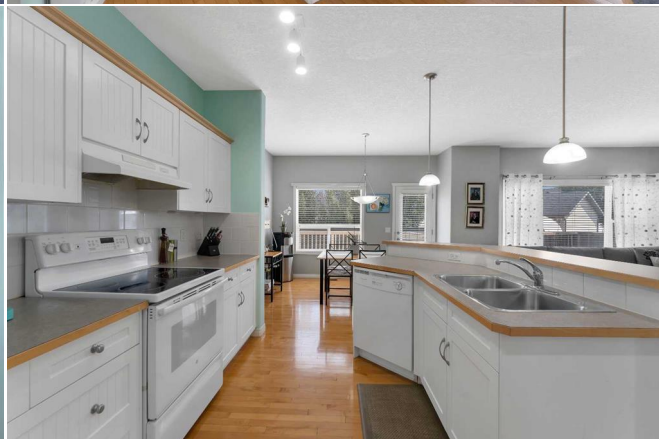
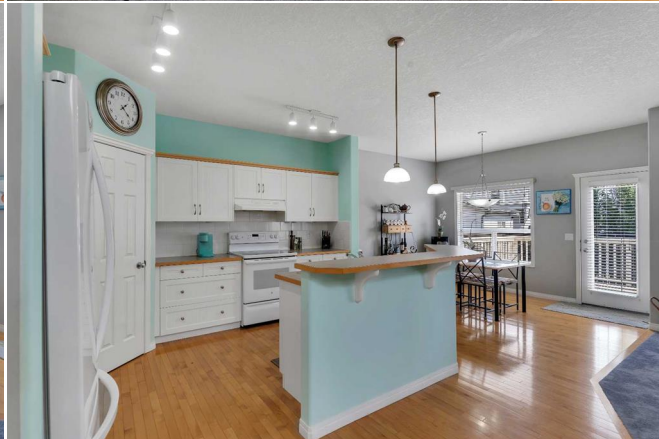
Pub Rmks: **OVER 2000 SQFT, 3 BEDS, 2.5 BATHS, BACK YARD/DECK, LANE, 2 CAR GARAGE, PANTRY, 9FT CEILINGS - ELEGANTLY DESIGNED HOME WITH UPGRADES - Welcome to your home in the convenient location of West Creek. This home begins with a 2 CAR ATTACHED GARAGE that opens into a laundry room, PANTRY and 2PC 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

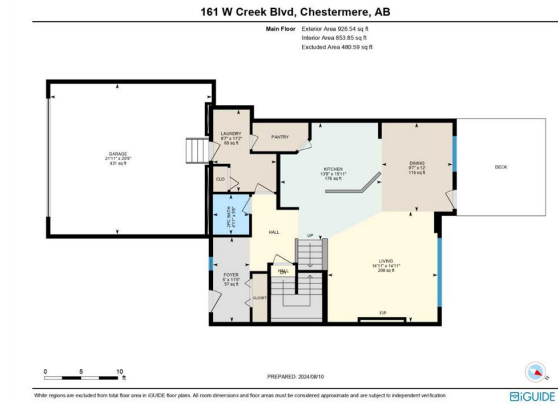












161 W Creek Blvd, Chestermere, AB

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



0 3 6 ft

PREPARED: 2024/09/19

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

