



THE
A-TEAM

**RE/MAX
FIRST**

209 WEST CREEK Springs, Chestermere T1X 1N7

MLS® #: **A2186379**

Area: **West Creek**

Listing Date: **01/09/25**

List Price: **\$799,900**

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: **4,946 sqft**
Lot Shape:

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

DOM

13
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	Room	Level	Dimensions
Dining Room	Main	13`11" x 16`0"	Kitchen	Main	15`1" x 16`8"
Breakfast Nook	Main	5`1" x 4`8"	Living Room	Main	18`0" x 14`0"
Bedroom - Primary	Main	18`9" x 15`0"	Bedroom	Main	10`0" x 10`0"
4pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Lower		Bedroom	Lower	13`2" x 9`7"

Family Room

Lower

26`4" x 22`11"

Storage
Legal/Tax/Financial

Lower

27`0" x 33`1"

Title:
Fee Simple
Legal Desc:

0214334

Zoning:
R1

Remarks

Pub Rmks: **Stunning walkout bungalow on ravine! This custom built, walkout bungalow with 2200sf of developed 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 wifi 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 with 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! Recent upgrades include: basement fireplace and tiling, insulated/drywalled garage, exterior house painting and staining, roof shingle "tuneup", blackout shades and storm doors.**

Inclusions:
Property Listed By:

Blinds
RE/MAX Complete Realty

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











