



THE
A-TEAM

**RE/MAX
FIRST**

330 WEST CREEK Springs, Chestermere T1X 0R7

MLS®#: **A2186501** Area: **West Creek** Listing Date: **01/09/25** List Price: **\$779,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **8,516 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,965**
 Low Sqft:
 Ttl Sqft: **1,965**

DOM

23
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Irregular Lot, Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator**
 Int Feat: **No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`8" x 17`0"	Family Room	Main	12`10" x 14`6"
Breakfast Nook	Main	10`7" x 14`9"	Kitchen	Main	9`7" x 12`10"
Office	Main	9`2" x 8`9"	Laundry	Main	8`2" x 8`0"
2pc Bathroom	Main	4`8" x 4`7"	Bedroom	Upper	13`0" x 10`0"
4pc Bathroom	Upper	9`4" x 4`11"	Bedroom	Upper	9`10" x 14`0"
Bedroom - Primary	Upper	15`2" x 14`6"	4pc Ensuite bath	Upper	9`3" x 8`7"
Game Room	Basement	31`10" x 14`2"	Bedroom	Basement	10`6" x 14`11"

3pc Bathroom

Basement

8`9" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410396

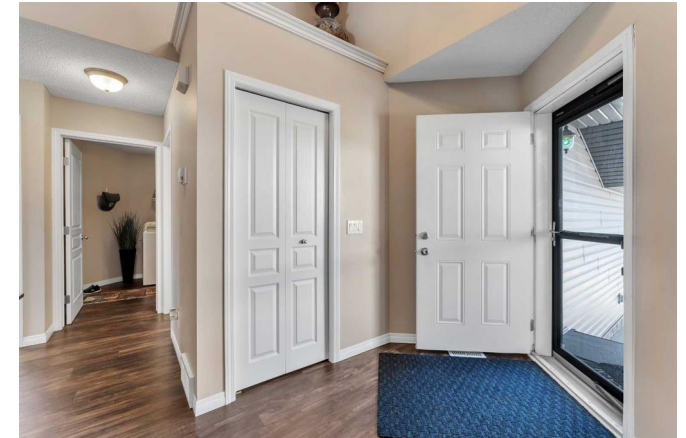
Zoning:
R-1

Remarks

Pub Rmks: **Located in a quiet Cul-De-Sac in West Creek on a HUGE LOT (8,500+ SQFT) ***WALKOUT BASEMENT (THAT CAN BE EASILY CONVERTED TO ILLEGAL/LEGAL SUITE; SUBJECT TO CITY APPROVAL) & MAKES FOR AN AMAZING MORTGAGE HELPER*** BACKING ONTO GREEN SPACE - CENTRAL A/C & VACUFLOW - OVER 2800 SQ FT OF LUXURIOUS LIVING SPACE WITH 4 BEDROOMS, 3 AND A HALF BATHS & ATTACHED TRIPLE GARAGE WITH GARAGE HEATER - UPGRADES INCLUDE: VAULTED CEILINGS, GARBURATOR, WET BAR IN BASEMENT, PATIO & WRAP AROUND DECK - This home is in a stunning location as it backs onto green space - Simple and functional floorplan with main floor offering a spacious dining with VAULTED CEILINGS, family room with fireplace, kitchen with Updated Appliances, MAIN FLOOR OFFICE and a half bath. You can find the laundry feature on the main level. Upper level features 3 bedrooms and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that comes with an ensuite and TWO CLOSETS. Now for the HIGHLIGHT OF THE HOME, THE WALKOUT BASEMENT THAT BACKS ONTO GREEN SPACE - it features a REC ROOM W WET BAR, BEDROOM & FULL BATH ***CAN EASILY BE CONVERTED TO ILLEGAL/LEGAL SUITE (SUBJECT TO CITY APPROVAL) & CAN MAKE FOR A SOLID MORTGAGE HELPER*** This home is close to Chestermere Lake, Lakeside Golf Club and Chestermere Station Way - AMAZING LOCATION & GREAT VALUE!**

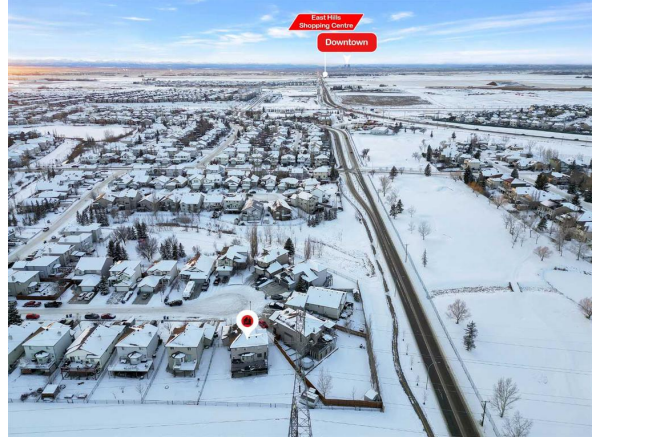
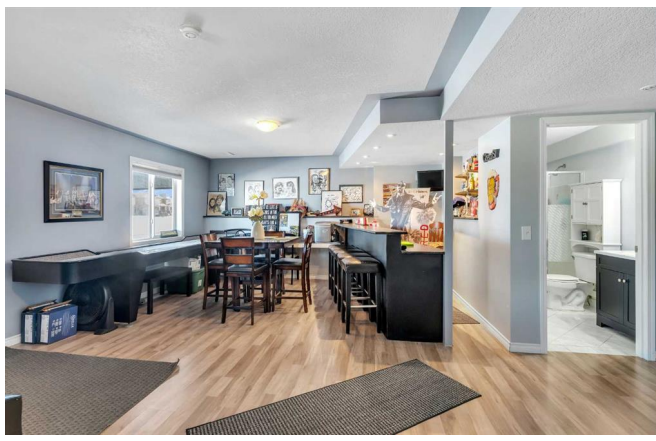
Inclusions:
Property Listed By: **N/A**
Real Broker

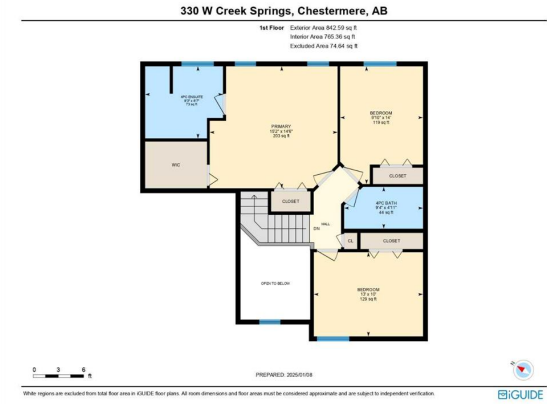
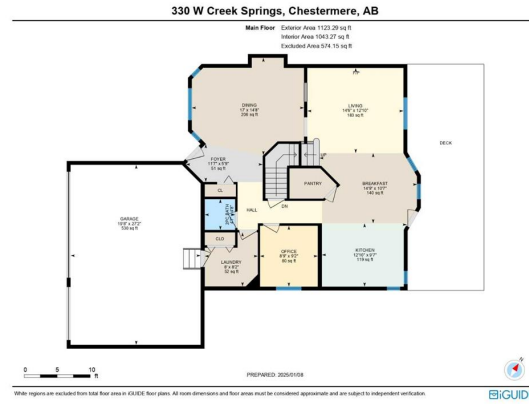
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











330 W Creek Springs, Chestermere, AB

Basement (Below Grade) Exterior Area 1004.59 sq ft
 Interior Area 929.79 sq ft
 Excluded Area 0.16 sq ft



0 3 6 9 ft

PREPARED: 2020-01-08

Walls regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

