



THE
A-TEAM

**RE/MAX
FIRST**

268 WEST CREEK Drive, Chestermere T1X1T3

MLS® #: **A2191080**

Area: **West Creek**

Listing Date: **01/29/25**

List Price: **\$949,990**

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: **57,350 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,181**
Low Sqft:
Ttl Sqft: **2,181**

DOM

4
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Driveway, Triple Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Electric**
Sewer:
Ext Feat: **None, Storage**

Construction:
Aluminum Siding
, Asbestos, Asphalt, Brick, Cedar, Cement Fiber
Board, Composite Siding, Vinyl Siding

Flooring:
Carpet, Laminate, Tile, Vinyl

Water Source:

Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	28`11" x 12`6"
Bonus Room	Main	14`5" x 11`9"
2pc Bathroom	Main	4`11" x 4`5"
Mud Room	Main	5`2" x 2`5"
Kitchen	Main	12`6" x 13`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`3" x 8`10"
Entrance	Main	8`7" x 6`6"
Laundry	Main	3`9" x 8`5"
Workshop	Main	9`1" x 20`3"
Bedroom	Upper	9`3" x 10`9"

Bedroom	Upper	9`4" x 11`9"	4pc Bathroom	Upper	8`10" x 9`4"
Bonus Room	Upper	11`7" x 8`11"	Bedroom - Primary	Upper	12`5" x 15`0"
3pc Ensuite bath	Upper	5`3" x 13`6"	Walk-In Closet	Upper	13`6" x 6`11"
Family Room	Basement	9`11" x 12`4"	Media Room	Basement	15`4" x 126`0"
Bedroom	Basement	10`2" x 11`2"	Bedroom	Basement	7`11" x 13`8"
4pc Bathroom	Basement	9`0" x 5`1"	Storage	Basement	3`3" x 6`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0414609**

Zoning: **R1**

Remarks

Pub Rmks: **NEWLY RENNOVATED HOUSE READY TO MOVE IN SELLER IS ALSO A LICENCED REALTOR IN PROVIENCE OF ALBERTA. DETACHED HOUSE .Welcome to 268 West Creek Drive! This beautiful five bedroom property offers over 3000 sq ft of living space, and is located within walking distance to three schools and shopping! There is a triple car garage and the basement is fully developed! The spacious main floor offers a large living room and dining room plus a family room with a gas fireplace! The spacious kitchen has granite countertops and a large island, there is also plenty of room for your everyday dining table! There is convenient main floor laundry and a two piece powder room! The upper level boasts three large bedrooms, a loft and full four piece bath! The primary bedroom will fit your king bed and has its own luxurious ensuite and walk in closet! The lower level is fully developed with a bedroom, full bath, a craft room, rec room and wet bar! The yard is fully fenced and there is a large deck! Call to book your showing! Property is located just a waling distance to School, Shopping Plazas, Golf course, Restaurants 268 West Creek Drive is in the city of Chestermere, Alberta and based in the community of West Creek in Chestermere. Nearby neighborhoods include Lakeside Greens, Lakeview Landing and Rainbow Falls The third garage has been converted into a salon, perfect for esthetics, haircuts, or other business venture with its own heated space and one piece bathroom It's a great feature for anyone looking to run a business from home The house is fully renovated with all the upgraded features and new appliances, making it move-in ready! ONE OF OWNEFRS IS ALSO A LICENSED REALTOR IN THE PROVINCE OF ALBERTA .**

Inclusions: **N/A**
 Property Listed By: **Five Star Realty**

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











