



THE
A-TEAM

**RE/MAX
FIRST**

209 WEST CREEK Springs, Chestermere T1X 1N7

MLS® #: **A2196935** Area: **West Creek** Listing Date: **02/24/25** List Price: **\$749,900**
 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

0
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot 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**
 Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 nestled on a quiet CUL-DE-SAC backing directly onto a RAVINE providing amazing VIEWS AND PRIVACY. This custom built 2+1 bedroom home is deceptively HUGE with over 2200sqft of finished space and has been meticulously maintained and IMPROVED by the current owner and offers SO many AMAZING features. The main floor boasts an OPEN CONCEPT design with dramatic VAULTED ceilings, HARDWOOD floors, skylight, and includes a LARGE formal dining room with bay window, SPACIOUS KITCHEN with WHITE CABINETRY and newer app enabled appliances including a white GE CAFE DUAL OVEN range, S/S 3 rack BOSCH DISHWASHER, smudge resistant S/S SAMSUNG FRENCH DOOR SMART (wifi enabled) fridge, BROAN ELITE rangehood with touch controls and charcoal filters is direct vented to reduce cooking odours, and a BREVILLE multifunction microwave/oven/air fryer. Kitchen also features a corner pantry and a HUGE ISLAND. LIVING ROOM with GAS FP surrounded by windows to let in lots of NATURAL LIGHT. BREAKFAST nook allows direct access to the partially covered UPPER DECK with dual GAS HOOKUPS perfect for your bbq and fire table. The KING-SIZED owner's suite is a perfect wind-down space, LAVISH 4pc ensuite complete with skylight, a spacious WALK-IN SHOWER and large corner SOAKER TUB, and a generous walk in closet. The second main floor bedroom is a good size, perfect as an office, and also has a roomy walk-in closet. The second full bathroom is adjacent to the 2nd bedroom. MAIN FLOOR LAUNDRY/mudroom completes this level, and has app-enabled newer large capacity Maytag washer and dryer. The FRONT ATTACHED GARAGE was INSULATED and DRYWALLED to interior finish standards by the current owner and includes a new garage door opener with battery backup in case of a power failure. Head on down to the builder finished WALKOUT BASEMENT and sit back and relax in the large MEDIA ROOM, perfect for those cozy stay-home movie nights by the new CUSTOM Enviro S50 matte black 30,000 BTU GAS FIREPLACE with remote featuring smart-adjust heating that will operate even in a power failure. Relax and read by the PICTURE WINDOW, enjoy your favourite hobby or the views as you work out, there's lots of space. Your guests will enjoy the comfort of the spacious 3rd bedroom next to the 3rd full bathroom. As an added bonus, there's over 700sqft of undeveloped space with RECENTLY UPGRADED spray foam insulation that could be transformed into a 4th bedroom, exercise room, summer kitchen, the possibilities are endless! Imagine heading outside to RELAX under the deck in your peaceful LOW MAINTENANCE rear yard overlooking the RAVINE that's a bird watcher enthusiasts dream with many different BIRDS and even DUCKS in the spring! Enjoy family time with Fido, there's also a separate DOG RUN to keep the grass. New 8' long privacy and sun blocking SHADES, outdoor LED LIGHTING, and direct GATE access to the ravine. Close to shopping, restaurants, Chestermere Lake, and walking distance to schools, parks, and Lakeside Golf Club!

Inclusions:
Property Listed By:

garage door opener
RE/MAX Complete Realty

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











