

164 West Creek Boulevard
Chestermere, Alberta

MLS # A2219625



\$624,900

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,317 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn,		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Sprinkler system, Tire racks and wood shelves, security system with cameras		

**** Smart Design & Best-valued Bungalow In Chestermere **** Beautifully curated and immaculately maintained home! You will discover one of the nicest air-conditioned bungalows in the highly sought-after community of West Creek on the West side of Chestermere. Situated on a low-traffic street, where pride of ownership can be easily seen, this outstanding FULLY FINISHED home offers over 1300+ square feet of thoughtfully developed and designed main floor living space. Boasting a two-bedroom up, an open 23' expansive living room, a main floor dining room, and two full bathrooms, all on the main floor with oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including oak cabinet doors and trims, a window above the sink, a pantry, upgraded appliances, and plenty of lighting. Gleaming hardwood flooring invites you past the front foyer and into the generous open floor plan.. including the semi-private dining room. You will immediately be drawn to the gorgeous gas fireplace with a mantel/stone surround. The spacious primary suite offers a private ensuite and walk-in closet. The fully developed lower-level includes a recreation room, another family room, a supersized 3rd bedroom with a walk-in closet, and an extra generous finished storage and laundry area. Other notable upgrades include a double attached garage with storage, a sump pump, a jetted tub, a central vacuum system, a secure alarm system with extra cameras, newer rear 20' x 10' TREX decking, and an underground sprinkler system. Going above and beyond, you will approach a beautiful, fully fenced backyard boasting a lovely oasis featuring a large grassy area, a garden, easy-care vinyl siding, wide side yards with paver walkways, and mature trees. To complete this home, the exterior elevation showcases a gorgeous front covered 20'

x 10' entry/porch, and easy access to the side garage door. Check and Compare! It is an absolutely beautiful home in an outstanding area. Steps away from pathways, parks, a lake, an Ice rink, schools, shopping, coffee, and the west side exits for a quick drive to Calgary. Immediate possession date available. You can call your friendly REALTOR(R) to book your viewing.