



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**285 West Creek Springs  
Chestermere, Alberta**

**MLS # A2231041**



**\$649,900**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Face		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** heater in garage, attached cabinets on left of garage and attached shelving in garage, bookcase in basement

Fall in love with this fully finished air conditioned bi-level on a quiet cul-de-sac in the established community of West Creek. Immaculate curb appeal and a cozy covered front porch area will make you proud to call this home. This classic bi-level design allows you to access the spacious tiled entryway with vaulted ceilings from the front door or the garage and offers you the option to head directly upstairs or down. The bright and sunny living area gives a welcoming first impression with both a gas fireplace and vaulted ceilings. A partial wall between the living room and kitchen is perfect for those who like a little separation between rooms while still having an open feel. The well equipped kitchen with raised breakfast bar and corner pantry is open to the dining area that conveniently leads directly to your wonderful outdoor living space. There are 3 bedrooms on this main level including the primary with its own ensuite bath. The other 2 bedrooms share the main bath. The fully finished basement is the ideal place to hang out whether you're watching movies with the family or hosting game night with friends. Newer luxury vinyl plank flooring, knock down ceilings create a warm comfortable vibe that makes this the perfect place to relax. The large wet bar comes complete with sink, beverage fridge, plenty of storage and a counter height peninsula with seating. This space could easily be used as a second kitchen if that suits your needs. A 4th bedroom is a great size with a nice big window and a full bath make this a perfect place for your teenager, another family member or out of town guests to call their own. There is ample storage and laundry facilities as well. One of the most outstanding features of this home is the incredible outdoor living space. A covered deck just off the dining room feels almost like a sunroom allowing you to enjoy being outside for much of the year. The rest of the

yard is fully fenced with plenty of lawn space for kids and pets to play plus there is plenty of storage under the deck and at the side of the house. Last but not least the double attached garage has 220 amp power and is heated keeping both you and your car warm and dry all year round. This home is located in the popular West Creek community with its stunning pathways, well kept parks, close proximity to schools and a growing number of local businesses. You are going to love living here!