



GRASSROOTS
REALTY GROUP

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**260 West Creek Circle
Chestermere, Alberta**

MLS # A2234199



\$604,900

Division:	West Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,966 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub		

\$20,000 PRICE ADJUSTMENT *OPEN HOUSE SATURDAY 12TH JULY 12PM-2PM* Welcome home 4 BEDROOMS + BONUS ROOM 3.5 BATH - Offering over 2,700+ sq ft of beautifully developed living space, this meticulously maintained home shines with pride of ownership throughout. From the moment you step inside, you'll notice the thoughtful updates and modern touches that elevate every corner. The freshly painted home with the newly updated kitchen features stunning quartz countertops, new appliances and an open-concept design perfect for family meals or entertaining guests. The stylish knockdown ceilings, hardwood flooring and recessed lighting add a clean, contemporary feel across all levels of the home. Upstairs, the spacious bonus room offers a cozy retreat or play area, along with the expansive primary bedroom complete with a private en-suite bathroom perfect for relaxing after a long day. The two additional generously sized bedrooms along with a 4-piece bathroom completes the upper level. Extra space - the fully developed basement provides even more living space, ideal for a home gym, movie room and extra room to entertain, including a bedroom or home office along with a 3-piece bathroom. Whether you're growing your family or simply craving more room to live, work, and play, this home has the space, updates, and location you've been waiting for. Enjoy year-round access to the lake and close proximity to the golf course, with many more perks of this vibrant, family-friendly community. Don't miss this rare opportunity, schedule your private showing today.