



GRASSROOTS
REALTY GROUP

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**110 West Creek Springs
Chestermere, Alberta**

MLS # A2245041



\$750,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | West Creek | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,509 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Paved | | |

Heating: In Floor, Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Welcome to 110 West Creek Springs — a beautifully maintained walkout bungalow located in the highly sought-after community of West Creek! Perfectly situated on an over 5,400 square foot south-backing lot, this home offers over 2,900 square feet of living space across both levels. Inside, you'll find a thoughtfully designed open-concept layout featuring maple hardwood flooring, expansive tinted windows, sky lights that flood the home with natural light, and a seamless flow between the living, dining, and kitchen areas. The inviting living room is highlighted by a tile-surround gas fireplace below vaulted ceilings, while the chef-inspired kitchen boasts granite countertops, solid wood cabinetry, stainless steel appliances, and a walk-through pantry. The main level includes a spacious primary suite complete with walk-in closet, spa-like ensuite with separate tub and stand-up shower, along with another additional bedroom/office and and secondary 4-piece bathroom. A recently updated Duradek vinyl balcony provides plenty of additional outdoor living space and includes glass railings and a gas line for BBQ's. The fully finished walkout lower level extends your living space, offering in-floor heating, a bright rec room, secondary gas fireplace, large windows along with 2 bedrooms, 4-piece bathroom, and a very generous storage area. Step outside to enjoy your sun soaked, south exposed backyard with exposed aggregate patio, garden bed, and direct access to the interconnected canal system — an ideal retreat for both relaxation and entertaining. Additional highlights include: central air conditioning, dual hot water tanks, sump pump, water filtration, hot tub electrical rough in, and a central vacuum system. The location is unbeatable — close to schools, parks, shopping, amenities, Lakeside Golf Club, and only a couple minutes to Chestermere Lake.

This is a rare opportunity to own a turnkey walkout bungalow in one of Chestermere’s most family-friendly neighborhoods. Book a private showing with your favorite Realtor® today!