



**GRASSROOTS**  
REALTY GROUP

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## 112 West Creek Meadow Chestermere, Alberta

**MLS # A2261837**



**\$649,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** n/a

Come & see this spacious 2 Storey home in the great Chestermere community of West Creek! Main floor flows between kitchen, dining & living room with east facing windows flooding the open concept space with welcomed morning sun. Kitchen connects to the garage via generous walk-through pantry/storage/mud room/ laundry room providing a convenient, step saving, passageway when bringing home a car full of groceries or kids & all their stuff. 2 piece bathroom just off the kitchen. 3 bedrooms, 2 bathrooms & Bonus Room on the second floor. Primary bedroom has a generous sized Walk-in Closet, a roomy 5 piece Ensuite Bathroom with Double Vanity, Soaker Tub & stand alone shower. 4 piece tub/shower bathroom located between the other bedrooms. Bonus room provides top floor options for office space, reading, relaxing, entertainment, hobbies etc. Basement is unfinished with two egress sized windows, roughed in plumbing for bathroom leaving a blank slate for your dream development. Extra Wide Double Garage with 2 doors can easily accommodate your vehicles, work benches, lawn equipment, bikes & gear. Wide concrete driveway allows for even more onsite parking. Covered Front Porch entry extends outside sitting time in all kinds of weather & shelters your incoming visitors & package deliveries. New Shingles(2023). New Hot Water Tank(2024). Schools within steps, shopping within walking distance, Lake Chestermere within a quick bike ride on the many paths close by. Golf course, recreation center, parks & many more amenities in close proximity.