



**GRASSROOTS**  
REALTY GROUP

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**110 West Creek Bay**  
**Chestermere, Alberta**

**MLS # A2262218**



**\$549,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-24-28-W4
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained fully finished bungalow offering nearly 1,100 sq ft of comfortable living space &mdash; attached only by a garage wall - and with no condo or HOA fees! The main floor features a bright, open layout with two bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and private en-suite. The kitchen is updated with newer stainless-steel appliances in 2022, and the hot water tank was also replaced in 2022, giving you added peace of mind. Downstairs, the fully developed basement expands your living space with two additional bedrooms and a large recreation room &mdash; perfect for family gatherings, a home gym, or movie nights. Set in a quiet cul-de-sac close to schools, parks and a scenic pond, this home offers direct access to Chestermere's extensive walking paths that wind along the connected ponds and green spaces &mdash; perfect for morning jogs or evening strolls. Just two minutes from Lake Chestermere, you'll enjoy an unbeatable lifestyle surrounded by natural beauty and year-round activities. Spend your summers boating, paddle boarding, or relaxing at the beach, and your winters ice skating on the nearby ponds or enjoying community events on the frozen lake. This home blends comfort, convenience, and the best of Chestermere living &mdash; a true opportunity for anyone seeking space, value, and an active outdoor lifestyle in a peaceful neighborhood.