



**GRASSROOTS**  
REALTY GROUP

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**183 West Creek Landing  
Chestermere, Alberta**

**MLS # A2271287**



**\$824,900**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,675 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Front Drive, Heated Garage, Insulated, RV Access/Parking, P		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** NONE

Motivated Seller! Welcome to West Creek in Chestermere! Tons of upgrades in this fabulous home on a CORNER lot. All the additional parking benefits but NO sidewalks to shovel plus RV Parking! This custom 3 bedroom home boasts AIR CONDITIONING (commercial grade), California Shutters, Sprinkler System (front & back) and more! The open concept main floor has an inviting living area w/ maple hardwood floors, gas fireplace & the well furnished kitchen w/ walk through pantry has recently upgraded SS appliances incl gas stove. French doors open to the back deck and a generous sized yard w/ a pergola over the stone patio, big shed & easy access RV parking. The attached heated oversized garage is immaculate. Triple garage doors w/ another tandem oversized stall. Compressor in the garage INCLUDED. New roof in 2019. Incredible neighbors! Close to walking paths, the pond, Park, Rainbow Creek Elementary School & more! The basement is fully finished, Already RENTED OUT \$1000.