



**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, F |               |                   |
| <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) |                   |     |
| <b>Inclusions:</b> | 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.