



**116 w creek meadow  
Chestermere, Alberta**

**MLS # A2275396**



**\$695,000**

**Division:** West Creek

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,450 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Double Garage Attached

**Lot Size:** 0.08 Acre

**Lot Feat:** Back Yard

**Heating:** Mid Efficiency, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Other

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Welcome to this charming two-Storey home in the West Creek community of Chestermere, ideally situated on a quiet street and offering flexible living spaces for today and tomorrow. Built in 2007, this residence brings together comfort, possibility, and an excellent location. The main floor welcomes you with a bright living room and adjacent dining area, followed by a practical kitchen and a convenient half bath. Upstairs you will find three bedrooms and a full bathroom, offering a comfortable layout for family life. Outside, the fenced backyard features a spacious overlooking the yard—ideal for summer gatherings, evening relaxation or quiet weekend mornings. The home is close to ponds, parks, schools, shopping, and transit with easy access to major routes. Attached double garage provides ample parking space and additional convenience, offering a distinct opportunity in a well-established neighborhood. Whether you are looking for a comfortable family home or a property with flexibility, this one delivers in location, layout and potential.