



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

149 West Creek Boulevard
Chestermere, Alberta

MLS # A2276355



\$795,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,232 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Certain furniture items may be included in the sale at an additional cost, subject to negotiation and mutual agreement between the seller and buyer.

Welcome to this stunning former show home in the heart of Chestermere, proudly offered by the original owners and impeccably maintained throughout. From the moment you arrive, you'll notice the extended concrete driveway offering extra parking, professionally installed LED front trim lighting, a charming front deck ideal for morning coffee, and low-maintenance, high-grade professional turf in both the front and backyard. Underground sprinklers service all flower beds for added convenience. Step inside through custom decorative glass doors with Phantom screen sliders at both the front and rear. The main entrance welcomes you with a grand office space and an elegant, wrap-around staircase featuring beautiful railings and a unique split design leading to the bonus room and bedroom wing. The main level offers a cozy living room with a gas fireplace and fan for efficient heat distribution, soaring ceilings in the dining area, and a beautifully updated kitchen with brand-new quartz countertops, top-quality appliances, and a gas stove (2025). Zebra blinds and drapery are installed throughout. A custom-built mudroom with California Closets and a thoughtfully designed laundry area complete the main floor. Upstairs, retreat to the spacious primary suite featuring a luxurious ensuite with jetted spa tub, dual sinks, separate shower, and private toilet room. Two additional generously sized bedrooms and upgraded pot lighting throughout the home enhance both comfort and style. The fully developed basement offers a large entertainment area, dedicated gym space, and an additional bedroom perfect for guests or extended family. Additional upgrades include central air conditioning, a water softener system, and a sump pump with alarm monitoring connected to the back alley drainage. The backyard is truly exceptional, featuring a gazebo

covered hot tub with full plumbing and exterior breaker, outdoor shower and sink, artificial turf, professional patio lighting, storage shed, gated back alley access, and a custom side shed ideal for storage or a potential dog run. Approximately $\frac{3}{4}$ of the backyard is finished in concrete for durability and ease of use. The extended attached garage includes built-in storage shelving. Security is top tier with a 12-camera system, full alarm system with window sensors on the main floor and basement, and three alarm panels. This is a rare opportunity to own a beautifully upgraded, move-in-ready home with exceptional indoor and outdoor living spaces. Schedule your showing today!