



**168 West Creek Pond
Chestermere, Alberta**

MLS # A2287391



\$709,900

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|------------------|--|---------------|-------------------|
| Division: | West Creek | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,903 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rec | | |

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|--------------------|---|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | Sheds x 2, Greenhouse, Refrigerator in Garage, Reverse Osmosis System in Kitchen | | |

Situated on a quiet street in sought-after and well-established community of West Creek, this fully finished air conditioned two-storey home offers 4 bedrooms, 3.5 bathrooms and over 2700 sqft of total living space. You will love the location just minutes from Trennan pond and Chestermere Lake. This home is beyond welcoming and has curb appeal in abundance. You will pass by garden plots full of gorgeous flowers and a covered front porch as you step into the naturally bright front entry into this inviting home. The main floor offers a classic layout with hardwood flooring running almost entirely throughout. People working from home will love the spacious front flex room which can lend itself as an office or whatever you may need. The great sized living room features a gas fireplace and plenty of space for your furniture. The heart of this home is the impressive custom eat-in kitchen. It's both stylish and highly functional with granite countertops, soft-close cabinetry, stainless steel appliances including a show-stopping 6-burner gas stove with dual ovens and range hood, built-in wine rack and reverse osmosis water tap. A large pantry with convenient pass-through to the laundry/mudroom makes bringing in groceries a breeze. A convenient 1/2 bath rounds out this floors offerings. Upstairs you will discover 3 generous bedrooms including an ample sized primary retreat with a walk-in closet and 5pc ensuite which includes a private water closet, jetted soaker tub, dual vanity and views of Trennan Pond. An additional 4pc bath with linen closet completes the upper level. The fully finished basement extends the living space with a large recreation/media room that's wired for surround sound with a second gas fireplace and an area great for a play space, home gym or your various hobbies. A 4th bedroom with an oversized walk-in storage closet 3pc bath

with custom tiled shower and cozy in-floor heat as well as under the stair storage finish off this floor. Outside you will find an incredibly lush lawn, fire pit, 2 storage sheds, a charming greenhouse and organic garden beds (no pesticides have been used here) for those looking to grow their own veggies, a fenced in dog run and a large sun deck ideal for BBQ’ing – add all of this together and you have created your own personal backyard oasis designed for entertaining and relaxation. Say goodbye to scraping your windshields in Winter, the heated attached double garage with man door will make life so much easier. Living here means you’ll have quick access to major roadways making it an easy commute into Calgary as well as access to year-round activities with Chestermere Lake and Trennan pond/pathways just minutes from your front door. There is something for everyone with the golf course, skate park, community center, schools and playgrounds all within walking distance. Chestermere continues to grow offering tons of amenities including the soon to be built Bridgeport district nearby. Come view this house and make it your home!