



**162 West Creek Bay
Chestermere, Alberta**

MLS # A2288885



\$580,000

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: shelving in garage, TV and mount in basement, Bose sound system, basement fridge, deep freeze in basement, camera system in garage and barstools in basement.

Open House Feb 28 March 1 (12-4pm) Welcome to this beautifully maintained 3 bedroom, 3 bathroom bungalow located on a corner lot in the highly sought-after community of West Creek in Chestermere. Offering 1,057 sq ft above grade and a total of 2,097 sq ft of developed living space, this home combines functionality, comfort, and unbeatable location. The bright and airy main floor features large windows that flood the space with natural light, creating a warm and inviting atmosphere. With 2 bedrooms upstairs, including a spacious primary retreat complete with its own 4-piece ensuite, this layout is ideal for families, downsizers, or anyone seeking convenient main-floor living. Another 4-piece bathroom completes this level. The fully finished basement expands your living space with a generous recreation area, third bedroom, 3-piece bathroom, and a stunning full wet bar, perfect for entertaining. A gas fireplace adds a cozy touch, while dimmer switch lighting allows you to set the perfect mood for movie nights or hosting friends. Step outside to enjoy your west-facing backyard, ideal for evening sun and summer BBQs on the large deck. The property also offers RV parking, a newer laminate fence for added privacy, and no condo or HOA fees. Car enthusiasts and hobbyists will love the double attached heated garage with epoxy flooring, offering durability and a clean, polished finish. Location is everything, and this home delivers: Quick access to Calgary from 17th and 17 Avenue makes your morning commute a breeze. Just 2 minutes to Lake Chestermere, 3 minutes to Lakeside Golf Club, 2 minutes to Rainbow Creek Elementary School and close to shopping, grocery stores, restaurants, bars, gyms, and everyday amenities. This is the perfect blend of lifestyle, space, and convenience all in one of Chestermere's most desirable neighborhoods. Don't miss

your opportunity to call this home! Book a showing today!