



**169 West Creek Boulevard
Chestermere, Alberta**

MLS # A2290915



\$785,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home		

Inclusions: None

Welcome to this beautifully maintained home in the heart of Chestermere, offering over 3,000 sq ft of thoughtfully designed living space just a short 10-minute walk to the lake. Featuring 5 bedrooms, 3 full bathrooms, and 1 half bath, this home is perfect for growing families or multi-generational living. The bright and functional layout is highlighted by a stunning open-to-below dining area that fills the space with natural light, while the main floor flows seamlessly between the living room and a well-appointed kitchen with ample cabinetry and counter space, ideal for everyday living and entertaining. Upstairs, you’ll find a spacious bonus room along with 3 generously sized bedrooms, including a primary retreat with a private ensuite and ample closet space. The fully developed basement offers 2 additional bedrooms and incredible versatility for guests, extended family, or extra living space. A double attached garage provides everyday convenience and storage. Major updates include a new roof (2022), furnace (2023), and air conditioning (2023), giving you peace of mind. Pride of ownership is evident throughout, making this move-in ready home an incredible opportunity to enjoy space, comfort, and the Chestermere lake lifestyle.