



**169 West Creek Boulevard  
Chestermere, Alberta**

**MLS # A2290915**



**\$759,000**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.