



**164 West Creek Landing
Chestermere, Alberta**

MLS # A2296882



\$799,900

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Secure		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Sump Pump(s)		

Inclusions: Wine/Beverage Cooler x2, Murphy Bed, Desk in Office, Solar Panels, Alarm System, Storage Shed, TV mount in Bonus Room, Built-In Speakers with Sonos Hubs, Wifi Enabled Underground Sprinklers, Gemstone Exterior Lights

Set on a quiet cul-de-sac and backing onto the walking path surrounding an 8-acre pond, this beautifully appointed two-storey home offers an exceptional setting with peaceful views and a thoughtful layout designed for everyday functionality. The main floor welcomes you with 9' ceilings, rich hardwood flooring, and a bright open-concept design. At the heart of the home, the kitchen is both stylish and functional, featuring warm cinnamon stained maple cabinetry, granite countertops, black and black stainless steel appliances, a walk-through pantry, and a large island with breakfast bar seating. From there, the space flows effortlessly into the dining area, surrounded by windows and perfectly positioned to take in the views, before opening into the inviting living room where a cozy fireplace adds warmth and a cozy ambiance. Step out from the dining space onto the expansive upper deck, an ideal place to relax, entertain, or simply enjoy the tranquil backdrop. A private office, 2-piece powder room, and laundry room complete the main floor. Upstairs, a spacious family room provides the perfect place to unwind, while a full bathroom and three well-sized bedrooms offer excellent space for family or guests. The primary suite is a true retreat, complete with a large walk-in closet and a beautifully appointed 5-piece ensuite featuring double sinks, a deep soaker tub, and a separate shower. The professionally developed walkout basement extends the home's living space with an expansive rec room, with space for a home theatre area, wet bar, fourth bedroom, full stylish bath with multi-head shower and in-floor heating, and plenty of storage. From here, step directly outside to the lower deck and beautifully landscaped lush west facing backyard beyond where mature trees, a tiered garden, and a shed create a private and inviting outdoor setting, all backing onto the

pathway that winds around the pond. Additional highlights include gemstone lighting at the front and back of the home, a smart underground sprinkler system with Wi-Fi and Bluetooth capability, a fully paid-for solar panel system, and an oversized double attached garage. Surrounded by pathways, ponds, nearby schools, parks, and everyday shopping and services, this is a home that offers both a peaceful setting and exceptional convenience within one of Chestermere's most established family communities.