



**GRASSROOTS**  
REALTY GROUP

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**116 West Creek Glen  
Chestermere, Alberta**

**MLS # A2303338**



**\$799,999**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,203 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

DISCOVER THE PERFECT BLEND OF SPACE, LOCATION & INCOME POTENTIAL—WELCOME TO THIS EXCEPTIONAL HOME DESIGNED FOR MULTI-GENERATIONAL FAMILIES & SAVVY INVESTORS! Offering an impressive 3160 SQ. FT. OF TOTAL LIVING SPACE, this property features 5 BEDROOMS, 4.5 BATHROOMS, BONUS ROOM ON UPPER LEVEL & DEN IN THE BASEMENT. Ideally situated just ONE HOUSE AWAY FROM THE POND and BACKING ONTO GREEN SPACE/WALKING TRAILS, plus only STEPS FROM SCHOOL & PLAZA, this location truly stands out! As you step inside, you are welcomed by a SPACIOUS FORMAL LIVING ROOM, leading into a BRIGHT & INVITING FAMILY ROOM WITH GAS FIREPLACE, along with a GENEROUS DINING AREA. The OPEN CONCEPT LAYOUT seamlessly connects to the HUGE CHEF-INSPIRED KITCHEN, fully upgraded with GRANITE COUNTERTOPS, 48-INCH GAS STOVE, AND A LARGE CHIMNEY HOOD FAN—a dream space for cooking and entertaining! Upstairs, you’ll find a LUXURIOUS & OVERSIZED PRIMARY BEDROOM complete with a WALK-IN CLOSET & 5-PIECE ENSUITE. The SPACIOUS BONUS ROOM at the front of the home is filled with NATURAL LIGHT, creating the perfect family retreat. Two additional WELL-SIZED BEDROOMS share a RECENTLY UPGRADED FULL BATHROOM. The NEWLY BUILT LEGAL 2ND SUITE is a standout feature, offering 2 BEDROOMS, FULL BATHROOM & A GREAT-SIZED KITCHEN—ideal for rental income! Plus, the upper level retains access to an additional DEN WITH WINDOW & FULL BATHROOM, adding extra flexibility. Outside, enjoy the EXTENDED CONCRETE DRIVEWAY providing CLEAN & EASY ACCESS TO THE SIDE ENTRANCE, along with a beautifully

designed FLAGSTONE PATIO WITH CUSTOM BENCH&mdash;perfect for outdoor relaxation. A NEW SPRINKLER SYSTEM has also been recently installed for added convenience. THIS UPGRADED & BEAUTIFULLY MAINTAINED HOME TRULY HAS IT ALL&mdash;LOCATION, SPACE, AND INCOME POTENTIAL. A MUST SEE TO FULLY APPRECIATE! BOOK YOUR SHOWING TODAY!