

**123 West Creek Meadow  
Chestermere, Alberta**

**MLS # A2166586**



**\$745,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed

Welcome to this stunning one-owner AIR CONDITIONED WALK-OUT BUNGALOW, nestled on a QUIET CUL-DE-SAC in the highly desirable West Creek community of Chestermere Lake. This METICULOUSLY MAINTAINED home offers over 2,950 sq. ft. of luxurious living space, blending comfort, style & convenience. Pride of ownership is second to none, with the original owners having cared for every detail of this true haven. Featuring 3 BEDROOMS plus an OFFICE, MAIN FLOOR LAUNDRY & an OVERSIZED HEATED GARAGE this home offers both practicality & luxury. The open-concept kitchen boasts GRANITE counters, corner pantry, STAINLESS appliances & gorgeous HARDWOOD flooring, all centered around a cozy CORNER GAS FIREPLACE in the living room. Step outside to the expansive hexagon VINYL DECK with GLASS RAILINGS overlooking the GREENBELT behind. Enjoy the ULTIMATE PRIVACY WITH no pathway or neighbors directly behind the home all while enjoying the SUNNY WEST Exposure! The primary bedroom is a true retreat, complete with CATHEDRAL CEILINGS, a luxurious ensuite featuring a corner tub, dual raised sinks, a skylight, water closet & a walk-in closet. The PROFESSIONALLY FINISHED WALK-OUT lower level is ideal for entertaining, with a spacious rec room featuring handsome built-ins with a cozy bench seat & plenty of space for a pool table. The third bedroom & full bathroom plus there's tons of storage space & a little workshop area in the utility room. With \$40k in landscaping, including underground sprinklers, lush perennials & shrubs as well as a lovely front veranda, the exterior is as well-appointed as the interior. Close to all amenities, including Chestermere Lake, parks, restaurants, schools, bike paths & the Lakeside Golf Club and a short 10 min drive to Calgary. This home is perfect for those looking to

downsize without compromising on space, offering the ideal bungalow lifestyle for empty nesters or even families alike. **\*\*Don't forget to check out the 3D TOUR!\*\***