

**342 West Creek Springs
Chestermere, Alberta**

MLS # A2207827



\$785,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: The Air Conditioner (1) is for the upper floors only, Play Set, Storage Shed, Gas Garage Heater.

Welcome to this exceptional family residence, ideally situated on a generous 7,610 sq. ft. lot in the prestigious West Creek community. Meticulously cared for by the original owner, this home radiates warmth, elegance, and functionality. Offering nearly 3,000 sq. ft. of total living space, the property features 3 bedrooms, 3.5 bathrooms, a fully finished walkout basement, and a heated 3-car attached garage. The main floor boasts an open-concept layout, newly updated with luxurious vinyl plank flooring throughout. The grand foyer flows seamlessly into the expansive living areas, including a dedicated mudroom with laundry, a private home office, and a 2-piece bathroom. The gourmet kitchen is a culinary enthusiast's dream, equipped with premium stainless steel appliances, including a Wolf gas range, granite countertops, and a convenient work station. The adjoining dining room offers access to a stunning elevated deck, perfect for alfresco dining and entertaining. The spacious living room features soaring 17-foot ceilings that allow for an abundance of natural light, creating a bright and inviting atmosphere. The backyard, accessible from the deck, includes a play set, storage shed, and air conditioning, offering ample space for relaxation and recreation. Striking wooden railings leads to the upper floor, where the open-to-below landing overlooks the impressive living room. This level features 3 well-appointed bedrooms, two of which share a 4-piece bathroom, as well as a luxurious primary suite. The primary bedroom offers a private 4-piece ensuite, complete with in-floor heating, a makeup vanity, and a spacious walk-in closet. The walkout basement is an entertainer's paradise, complete with a 3-piece bathroom with in-floor heating, ample storage, a private media room with pocket doors, a games room, and a wet bar with a wine fridge and bar fridge.

Additionally, the lower level includes a comfortable living room and an impressive home gym—perfect for all your fitness needs. Recent upgrades to the home include brand-new LVP flooring and carpets (2024), a new water heater (2022), a newer furnace blower motor (2018), a newer roof (2017), and a newer air conditioner (2016). West Creek offers a tranquil environment, featuring a 9-acre lake with scenic walking paths, charming canals, and convenient access to local shops, restaurants, parks, schools, the Lakeside Golf Club, Chestermere Recreation Centre, and Chestermere Lake. Don’t miss the opportunity to view this remarkable home—book your private showing today!