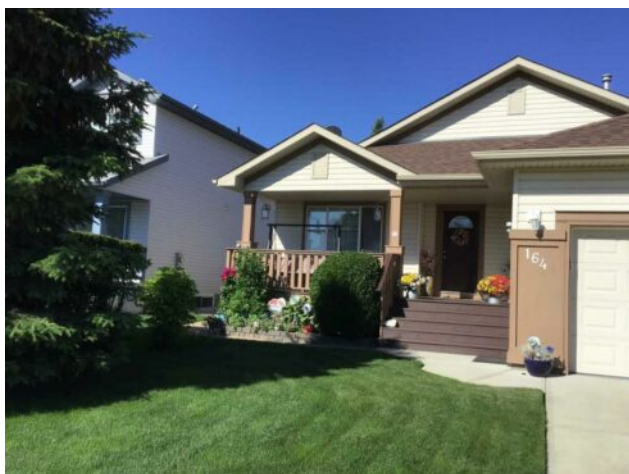


164 West Creek Boulevard
Chestermere, Alberta**MLS # A2209478****\$675,000**

Division:	West Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,318 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Str		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Security system with 3 cameras, racking and workbench in garage, sprinkler system

Amazingly located in the heart of peaceful West Creek of Chestermere, this beautiful Trico-built home is timeless and tasteful, with thoughtful upgrades. A large, covered front porch welcomes you home, opening to a sunny east-facing living room where updated hardwood and a gas fireplace in a statement stone hearth create an ambiance of cozy elegance. The open layout encourages gathering for family meals, with a dining area adjacent. In the kitchen, classic oak cabinetry pairs with upgraded stainless appliances and LVP flooring for a warm and inviting feel that begs you to whip up some comfort food. A full pantry and a breakfast nook add to the family-friendly functionality of this home, and the back door steps out to the covered deck so you can effortlessly transition to grilling in the warm months – or year-round. Down the hall, the primary bedroom is a private retreat, complete with a walk-in closet. The ensuite is well-appointed and equally suited to your morning routine or evening wind down with a standing shower and separate jetted tub. A second bedroom and bathroom round out this level. Downstairs, the finished basement offers plentiful space for all your activities, with a massive family room, a rec area, and a third bedroom with a walk-in closet and another full bathroom. The utility room holds laundry as well as a cold storage area, plus another huge storage room with built-in shelving makes organizing your seasonal and hobby items a breeze. This home has central A/C, a central vacuum, and there is a security system with three cameras as well. Outside, the brand new Trex back deck – the front deck is also new - is surrounded by a big stretch of lawn that kids and pets will love, while a brick patio and garden beds offer additional options for relaxation and enjoyment. The roof was replaced eight years ago also. The fence is lined with

perennials for a cheerful feel in the spring and summer, and a sprinkler system does the watering for you. The garage entry is off the front walk, and in addition to parking, there is a workbench and racking installed for all your projects and storage while a painted floor is ideal for easy cleanup. This community is amazing for families and outdoor enthusiasts. Pathways surround the block, looping around the pond at nearby Trennan Park and throughout the neighbourhood. Area schools are within walking distance, and all amenities as well as Chestermere Lake are accessible in a short drive. Proximity to Chestermere Drive provides a quick and easy commute to Costco or into Calgary whenever you like. See this one today!