

**217 West Creek Drive**  
**Chestermere, Alberta**

**MLS # A2242295**



**\$749,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Creek                                           |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 2,095 sq.ft.                                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                     |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Street Lighting |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Features:** Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** ENTIRE BASEMENT PROJECTOR SYSTEM AS-IS

6200+ SQFT LOT! 2900+ SQFT OF TOTAL LIVING SPACE! WALKING DISTANCE TO SCHOOL AND PLAZAS! CENTRAL AC! Welcome to this beautiful home in the West Creek area of Chestermere! Chestermere is a family-friendly and growing lake centric city offering many amenities and a calm and relaxed way of life! This BEAUTIFUL home sits on a 6200+ SQFT FULLY FENCED LOT with an OVERSIZED FRONT DRIVEWAY! From the FRONT PORCH step inside to be greeted with OPEN TO ABOVE SPACE in the FOYER! Make your way to the HUGE FAMILY ROOM fitted with a GAS FIREPLACE overlooking your OVERSIZED DECK! The KITCHEN is perfect for those looking to MEAL PREP, or COOK DINNER FOR GUESTS with TONS OF COUNTER SPACE AND STORAGE, in addition to the PANTRY AND KITCHEN ISLAND! The DINING ROOM connects you to the SUNROOM perfect for those hot sunny days or for those rainy days! There is also LAUNDRY and a 2PC BATHROOM on the MAIN FLOOR. The UPPER LEVEL has PLENTY TO OFFER with a HUGE BONUS ROOM, perfect for the kids or for game/movie night! There are 3 BEDROOMS ON THE MAIN LEVEL (ONE OF WHICH IS THE GRAND MASTER BEDROOM WITH A W.I.C. AND A BEAUTIFULLY RENOVATED 4PC ENSUITE!) There is also an additional 4PC BATHROOM on the UPPER LEVEL! The BASEMENT is a movie enthusiasts dream! Completed with a BAR and a BUILT IN MOVIE THEATRE SYSTEM (INCLUDED WITH THE HOME) be prepared to watch all your fan favorites or play your video games in the PERFECT ENVIRONMENT! There is also a GAS FIREPLACE in the basement as well as a GYM ROOM/OFFICE AND ANOTHER 4PC BATHROOM! Don't forget that the HOME includes CENTRAL A/C with newer FURNACE, HOT WATER TANK AND

MORE!