

269 West Creek Boulevard
Chestermere, Alberta

MLS # A2300367



\$709,000

| | | | |
|------------------|-------------------------------|---------------|-------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,490 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | City Lot, Standard Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Shingle Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: none

Welcome to 269 West Creek Blvd — a spacious, beautifully designed family home in one of Chestermere's most established and sought-after community - Rainbow Falls. Offering an impressive 2,490.45 sq ft ABOVE GRADE, this home delivers the size, layout, and functionality today's families are searching for. From the moment you step inside, you're welcomed by a grand front entry with a formal living room and dining room to the left, perfect for hosting. On the right, you'll pass a 2-piece bath before entering the main floor laundry room, which conveniently leads to the double attached garage. Heading back through the home, you move past a main floor den—ideal for a home office—on your way to the heart of the home, where a well-designed chef's kitchen with island sink, electric stove, and GAS LINE for future upgrade opens seamlessly into the dining area and inviting family room with electric fireplace, blending cohesively into a warm gathering space for family time. Upstairs, you'll find 4 SPACIOUS BEDROOM plus a large bonus room, providing incredible flexibility for growing families. The primary suite serves as a private retreat, complete with a full ensuite and walk-in closet, while a second full bathroom ensures convenience for the rest of the household. The unfinished basement is a blank canvas, ready for the new owner's vision—whether that's additional living space, a home gym, or future development. Location is truly a standout feature. Situated just BLOCKS between a public and Catholic ELEMENTARY SCHOOL and a JUNIOR HIGH, and only minutes from a future proposed HIGH SCHOOL, this home is ideal for families. The Rainbow Falls community is known for its SAFETY, LARGER HOMES, and miles of scenic WALKING PATHS along the CANAL

leading directly to LAKE CHESTERMERE, offering year-round enjoyment from summer water activities to winter skating. Enjoy the charm of small-town living with big-city convenience—just 10 minutes to Calgary. A rare opportunity to own a large, well-located family home in a thriving community—don’t miss it.