

**113 West Creek Pond
Chestermere, Alberta**

MLS # A2302134



\$689,900

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Separate Entrance		

Inclusions: Dishwasher, Range Hood x2, Electric Stove x2, Refrigerator x2, Washer x2, Dryer x2

3200+ SQFT OF LIVING SPACE!! ILLEGAL SUITE WALKOUT BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY UP & DOWN!! 6 BEDROOMS!! 3.5 BATHS!! DOUBLE ATTACHED GARAGE!! LOW MAINTENANCE BACKYARD!! Welcome to this spacious and versatile home in West Creek, offering a functional layout. Entering the main floor, you're greeted by a dedicated OFFICE that can easily be used as a bedroom. The kitchen features an island and pantry, flowing seamlessly into the dining area with direct access to the deck. The bright living area overlooks the backyard, while a convenient main floor laundry and 2pc bath complete this level. The DOUBLE ATTACHED GARAGE adds everyday convenience. Upstairs, you'll find 3 bedrooms and 2 full baths, including a generous PRIMARY BEDROOM with a 5pc ensuite and dual walk-in closets. Two additional bedrooms share a 4pc bath, and the HUGE BONUS ROOM offers the perfect space for a family room. The WALKOUT BASEMENT features an ILLEGAL SUITE with a separate entrance, offering 2 bedrooms, a kitchen, rec room, 3pc bath, and its own laundry — perfect for extended family or added income potential. There's also a storage area for added convenience. Low-maintenance backyard featuring a firepit! Located in the desirable community of West Creek, this home is just minutes from a golf course, scenic walking trail leading to a pond, and close to everyday amenities. INCREDIBLE VALUE WITH ENDLESS POSSIBILITIES—DON'T MISS IT!!