

**164 West Creek Green  
Chestermere, Alberta**

**MLS # A2308924**



**\$779,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped,		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	n/a		

Rarely do homes like this come available in Chestermere. Tucked away in a quiet cul-de-sac just steps from an elementary school, bike park, pathways, and shopping, this fully developed walkout home features a heated triple car garage, massive backyard, and additional living space in the walkout basement. With over 2,600 SQ FT of developed living space, the main floor features 9' ceilings, hardwood flooring, granite countertops, stainless steel appliances including a gas stove, subway tile backsplash, a large island, and an open-concept layout designed for entertaining. Step out onto the full-width upper deck overlooking the expansive yard and quiet surroundings. Upstairs features 3 bedrooms including a spacious primary retreat with a 5-piece ensuite, along with a large bonus room. The fully finished walkout basement includes an additional bedroom, full bathroom, kitchen, and living area offering excellent flexibility for extended family, guests, or additional income potential. Located close to schools, parks, shopping, and major access routes, this home offers a hard-to-find combination of location, layout, yard space, and garage size all in one package