

**169 West Creek Boulevard**  
**Chestermere, Alberta**

**MLS # A2309010**



**\$740,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully maintained residence in the heart of Chestermere, offering over 3,000 sq ft of thoughtfully designed finished living space just steps from parks, pathways, schools, golf, and the lake lifestyle Chestermere is known for. This impressive 5-bedroom home blends comfort, functionality, and timeless design throughout. The main floor is highlighted by a dramatic open-to-below living area, a striking feature fireplace, and expansive windows that flood the home with natural light. The well-appointed kitchen features a large centre island, abundant cabinetry, and a convenient walkthrough pantry—ideal for both everyday living and effortless entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite complete with a private ensuite and ample closet space. A large bonus room offers additional living flexibility, creating the perfect setting for relaxing or hosting guests. The fully developed basement extends the home’s versatility with two additional bedrooms, a full bathroom, extra storage, and a multi-purpose family room adaptable to a variety of needs. Step outside and enjoy your private backyard retreat featuring a spacious deck and low-maintenance landscaping. Additional highlights include an oversized heated double attached garage with extra storage, a welcoming front porch, oak hardwood flooring, and major updates including a newer roof (2022), furnace (2023), and central air conditioning (2023), offering long-term comfort and peace of mind. This move-in ready exceptional home presents a rare opportunity to enjoy spacious, refined living in one of Chestermere’s most desirable communities.