

140 West Creek Circle Chestermere, Alberta

MLS # A2327426



\$589,900

Division:	West Creek		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,993 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		
Inclusions:	Shed		

Welcome to 140 West Creek Circle — The Perfect move-in-ready home for your growing family, right in the heart of Chestermere! Offering nearly 2,800 sq. ft. of developed living space, this impressive 3-bedroom, 3.5-bathroom home is ideally situated on a corner lot and features central air conditioning, numerous recent updates and a fully developed basement. Located just steps from a playground and close to scenic walking paths, parks, schools, shopping, Lakeside Golf Course, and all the amenities of Chestermere Lake, this is a home that truly offers the best of comfort and convenience. Step inside to a bright and welcoming main floor featuring soaring ceilings in the foyer and durable laminate hardwood flooring throughout. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an inviting space for everyday family living and entertaining. The kitchen offers plenty of cabinet storage, a pantry, stainless steel appliances, and a large island with eating bar. Sliding patio doors lead directly to the South backyard and deck. Upstairs, the generous-sized bonus room is filled with natural light from wall-to-wall windows, providing the perfect space for a family room, home office, or media area. 3 generous bedrooms complete the upper level. The primary retreat features a private ensuite with a soaker tub, shower, and vanity and a spacious walk-in closet. A second full bathroom serves the additional bedrooms. The fully developed basement adds even more valuable living space, featuring a large family room, games/recreation area, and a full 3-piece bathroom — ideal for movie nights, entertaining, guests, or a growing family. 2 large windows provide options for an additional bedroom, if required for your growing family. The backyard is designed for enjoyment, with a large corner-lot yard, mature trees, landscaping, fencing, deck, and an 8'

x 8' shed for additional storage. Recent updates include a new roof, new hot water tank, newer central air conditioning, and newer range, providing added peace of mind for the next owners. With its spacious layout, fantastic outdoor space, extensive updates, and unbeatable Chestermere location, 140 West Creek Circle is the perfect place to call home. Enjoy being just steps from a playground and minutes from Chestermere Lake, schools, shopping, parks,, Lakeside Golf Course and walking paths. Be sure to check out the 3-D virtual tour and call your favourite REALTOR® today to book your private showing!