

# **\$675,000 - 164 West Creek Boulevard, Chestermere**

MLS® #A2209478

## **\$675,000**

3 Bedroom, 3.00 Bathroom, 1,318 sqft  
Residential on 0.12 Acres

West Creek, Chestermere, Alberta

Amazingly located in the heart of peaceful West Creek of Chestermere, this beautiful Trico-built home is timeless and tasteful, with thoughtful upgrades. A large, covered front porch welcomes you home, opening to a sunny east-facing living room where updated hardwood and a gas fireplace in a statement stone hearth create an ambiance of cozy elegance. The open layout encourages gathering for family meals, with a dining area adjacent. In the kitchen, classic oak cabinetry pairs with upgraded stainless appliances and LVP flooring for a warm and inviting feel that begs you to whip up some comfort food. A full pantry and a breakfast nook add to the family-friendly functionality of this home, and the back door steps out to the covered deck so you can effortlessly transition to grilling in the warm months “or year-round. Down the hall, the primary bedroom is a private retreat, complete with a walk-in closet. The ensuite is well-appointed and equally suited to your morning routine or evening wind down with a standing shower and separate jetted tub. A second bedroom and bathroom round out this level. Downstairs, the finished basement offers plentiful space for all your activities, with a massive family room, a rec area, and a third bedroom with a walk-in closet and another full bathroom. The utility room holds laundry as well as a cold storage area, plus another huge storage room with built-in shelving makes organizing your seasonal and hobby items a breeze. This home has central A/C, a central



vacuum, and there is a security system with three cameras as well. Outside, the brand new Trex back deck – the front deck is also new - is surrounded by a big stretch of lawn that kids and pets will love, while a brick patio and garden beds offer additional options for relaxation and enjoyment. The roof was replaced eight years ago also. The fence is lined with perennials for a cheerful feel in the spring and summer, and a sprinkler system does the watering for you. The garage entry is off the front walk, and in addition to parking, there is a workbench and racking installed for all your projects and storage while a painted floor is ideal for easy cleanup. This community is amazing for families and outdoor enthusiasts. Pathways surround the block, looping around the pond at nearby Trennan Park and throughout the neighbourhood. Area schools are within walking distance, and all amenities as well as Chestermere Lake are accessible in a short drive. Proximity to Chestermere Drive provides a quick and easy commute to Costco or into Calgary whenever you like. See this one today!

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209478    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,318       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 164 West Creek Boulevard |
| Subdivision | West Creek               |
| City        | Chestermere              |
| County      | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X 1L8                  |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Street, Workshop in Garage |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Stone  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Private Yard           |
| Lot Description   | Garden, Landscaped, Lawn, Level, See Remarks |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 23              |
| Zoning         | R-1             |

## Listing Details

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