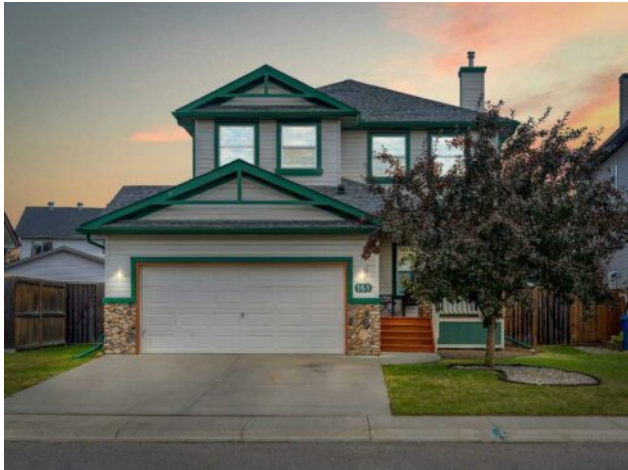


161 West Creek Boulevard  
Chestermere, Alberta

MLS # A2173800



**\$669,900**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Land		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)		

**Inclusions:** Ring door bell

OVER 2000 SQFT, 3 BEDS, 2.5 BATHS, BACK YARD/DECK, LANE, 2 CAR GARAGE, BUTLER PANTRY, 9FT CEILINGS - ELEGANTLY DESIGNED HOME WITH UPGRADES - Welcome to your home in the convenient location of West Creek. This home begins with a 2 CAR ATTACHED GARAGE that opens into a laundry room, BUTLER PANTRY and 2PC bathroom. A covered front porch also leads into a lovely foyer and to an OPEN FLOOR PLAN. The kitchen is complete with an bar style island and a BUTLER PANTRY. The living room has DECK access and features a TILE FACED GAS FIREPLACE, and large DOUBLE PANE windows that bring in a lot of natural light. Your DECK leads to a landscaped, FENCED, BACKYARD and BACK LANE. The upper level is complete with 3 BEDS and 2 BATHS one of which is a 4PC ensuite with a walk in closet. A family room completes this floor. The basement can easily be converted into an illegal/legal suite (subject to city approval) and provides a roughed in bathroom, 3 year old hot water tank, sump pump and 125 Amp service. This home is in a solid location with shops, schools and the lake all close by.