

# **\$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	24
Zoning	R-1

## Listing Details

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