

260 West Creek Circle  
Chestermere, Alberta

MLS # A2234199



## \$604,900

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,966 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub		

**\*\$20,000 PRICE ADJUSTMENT\*** Welcome home 4 BEDROOMS + BONUS ROOM 3.5 BATH - Offering over 2,700+ sq ft of beautifully developed living space, this meticulously maintained home shines with pride of ownership throughout. From the moment you step inside, you'll notice the thoughtful updates and modern touches that elevate every corner. The freshly painted home with the newly updated kitchen features stunning quartz countertops, new appliances and an open-concept design perfect for family meals or entertaining guests. The stylish knockdown ceilings, hardwood flooring and recessed lighting add a clean, contemporary feel across all levels of the home. Upstairs, the spacious bonus room offers a cozy retreat or play area, along with the expansive primary bedroom complete with a private en-suite bathroom perfect for relaxing after a long day. The two additional generously sized bedrooms along with a 4-piece bathroom completes the upper level. Extra space - the fully developed basement provides even more living space, ideal for a home gym, movie room and extra room to entertain, including a bedroom or home office along with a 3-piece bathroom. Whether you're growing your family or simply craving more room to live, work, and play, this home has the space, updates, and location you've been waiting for. Enjoy year-round access to the lake and close proximity to the golf course, with many more perks of this vibrant, family-friendly community. Don't miss this rare opportunity, schedule your private showing today.