

# \$624,900 - 164 West Creek Boulevard, Chestermere

MLS® #A2219625

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,317 sqft  
Residential on 0.10 Acres

West Creek, Chestermere, Alberta

**\*\* Smart Design & Best-valued Bungalow In Chestermere \*\*** Beautifully curated and immaculately maintained home! You will discover one of the nicest air-conditioned bungalows in the highly sought-after community of West Creek on the West side of Chestermere. Situated on a low-traffic street, where pride of ownership can be easily seen, this outstanding FULLY FINISHED home offers over 1300+ square feet of thoughtfully developed and designed main floor living space. Boasting a two-bedroom up, an open 23' expansive living room, a main floor dining room, and two full bathrooms, all on the main floor with oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including oak cabinet doors and trims, a window above the sink, a pantry, upgraded appliances, and plenty of lighting. Gleaming hardwood flooring invites you past the front foyer and into the generous open floor plan.. including the semi-private dining room. You will immediately be drawn to the gorgeous gas fireplace with a mantel/stone surround. The spacious primary suite offers a private ensuite and walk-in closet. The fully developed lower-level includes a recreation room, another family room, a supersized 3rd bedroom with a walk-in closet, and an extra generous finished storage and laundry area. Other notable upgrades include a double attached garage with storage, a sump pump, a jetted tub, a central vacuum system, a secure alarm



## 164 WEST CREEK BOULEVARD

REAL MEASUREMENT PROVIDED: C.O. DUFFY, JR.

MAIN LEVEL (AG) - 1316.62 Sq Ft / 122.31 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1316.62 Sq Ft / 122.31 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 1011.11 Sq Ft / 93.93 m<sup>2</sup>

BASEMENT PARTIALLY DEVELOPED AREA (BG) - 305.91 Sq Ft / 28.38 m<sup>2</sup>

TOTAL AG/BG AREA - 2633.24 Sq Ft / 244.62 m<sup>2</sup>



system with extra cameras, newer rear 20' x 10' TREX decking, and an underground sprinkler system. Going above and beyond, you will approach a beautiful, fully fenced backyard boasting a lovely oasis featuring a large grassy area, a garden, easy-care vinyl siding, wide side yards with paver walkways, and mature trees. To complete this home, the exterior elevation showcases a gorgeous front covered 20' x 10' entry/porch, and easy access to the side garage door. Check and Compare! It is an absolutely beautiful home in an outstanding area. Steps away from pathways, parks, a lake, an Ice rink, schools, shopping, coffee, and the west side exits for a quick drive to Calgary. Immediate possession date available. You can call your friendly REALTOR(R) to book your viewing.

Built in 2003

**Essential Information**

MLS® #	A2219625
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,317
Acres	0.10
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

Amenities	Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Side By Side
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, 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, Courtyard, Garden, Lighting, Other, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	7
Zoning	R-1

### Listing Details

Listing Office	Jayman Realty Inc.
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