

## 119 West Creek Meadow Chestermere, Alberta

MLS # A2222624



# \$715,000

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Level, No Neighbours Behind		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Gazebo that is attached to the deck

\*\*\*OPEN HOUSE: 1 - 4:30 pm Saturday May 24. 1 - 4 pm Sunday May 25\*\*\* Pride of ownership shines throughout this beautiful home. Step out onto a spacious deck overlooking a generous backyard and expansive green space—offering both privacy and picturesque views with no rear neighbors. Beyond the greenbelt lies Rainbow Creek Elementary School, conveniently located yet discreetly tucked away. The newly developed walk-out basement seamlessly connects to the grade-level yard, providing added versatility and natural light. Enjoy 9-foot ceilings on every level, with part of the main floor showcasing a stunning vaulted ceiling for added architectural interest. The charming front elevation includes a welcoming, generously sized porch—perfect for relaxing or greeting guests.