

**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&mdash;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&mdash;perfect for relaxing or greeting guests.