

**304 West Creek Circle  
Chestermere, Alberta****MLS # A2211040****\$585,000**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Basement Dishwasher, Washer, Dryer, Refrigerator, Electric Stove, Microwave

Welcome to this immaculate semi-detached bungalow with an illegal suite located in the lake community of Chestermere. This home has it all and is perfect as an investment property or cozy home for your family. The home has great curb appeal with an entrance archway quaint front porch and gated front yard. As you enter the home you are greeted with your tile entryway and laminate floors throughout the upper level. The main floor has an amazing open floor plan starting with the primary bedroom which is very large complete with gorgeous windows overlooking the front yard, a massive walk through closet and your own private ensuite. The second bedroom on the main floor is also a great size and is across from the other full bathroom on this level before heading into the chef styled kitchen. Stunning granite counter tops line the entire kitchen throughout with gleaming white cabinets and a large corner pantry. The kitchen offers an eat up bar at the counter and is also open to not only your large dining area but also your expansive living room. This is the perfect home for entertaining guests for dinner parties or just a quiet night at home with the family. The dining area offers an amazing view of the west facing back yard through large glass sliding doors which lead you to your covered deck and green space with mature trees. A real oasis of your very own. The lower level offers you a full illegal suite complete with 2 bedrooms, a large full bathroom, private laundry, gorgeous kitchen with beautiful granite counter tops, tile backsplash, a granite eat up bar top, and is also open to your expansive living room. The community of Chestermere is wonderful with lake access year round, many parks, pathways, ponds, great schools, shopping near by and gives you small town charm with all of the amenities you need. Do not miss out on this opportunity to own a wonderful property in this

upscale lake community.