

# \$725,000 - 110 West Creek Springs, Chestermere

MLS® #A2245041

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,509 sqft  
Residential on 0.12 Acres

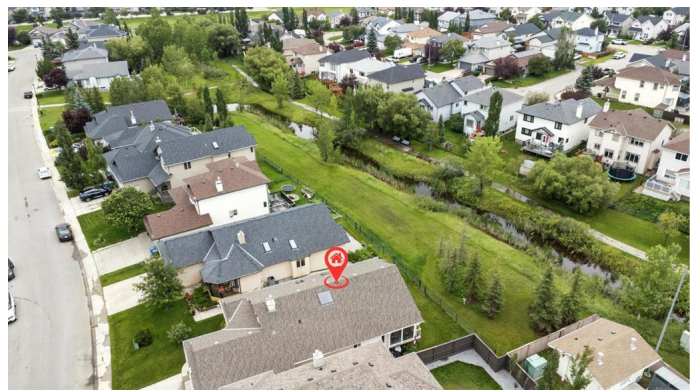
West Creek, Chestermere, Alberta

Welcome to 110 West Creek Springs – a beautifully maintained walkout bungalow located in the highly sought-after community of West Creek! Perfectly situated on an over 5,400 square foot south-backing lot, this home offers over 2,900 square feet of living space across both levels.

Inside, you’ll find a thoughtfully designed open-concept layout featuring maple hardwood flooring, expansive tinted windows, sky lights that flood the home with natural light, and a seamless flow between the living, dining, and kitchen areas. The inviting living room is highlighted by a tile-surround gas fireplace below vaulted ceilings, while the chef-inspired kitchen boasts granite countertops, solid wood cabinetry, stainless steel appliances, and a walk-through pantry.

The main level includes a spacious primary suite complete with walk-in closet, spa-like ensuite with separate tub and stand-up shower, along with another additional bedroom/office and secondary 4-piece bathroom. A recently updated Duradek vinyl balcony provides plenty of additional outdoor living space and includes glass railings and a gas line for BBQ's.

The fully finished walkout lower level extends your living space, offering in-floor heating, a bright rec room, secondary gas fireplace, large windows along with 2 bedrooms, 4-piece



bathroom, and a very generous storage area.

Step outside to enjoy your sun soaked, south exposed backyard with exposed aggregate patio, garden bed, and direct access to the interconnected canal system – an ideal retreat for both relaxation and entertaining.

Additional highlights include: central air conditioning, dual hot water tanks, sump pump, water filtration, hot tub electrical rough in, and a central vacuum system.

The location is unbeatable – close to schools, parks, shopping, amenities, Lakeside Golf Club, and only a couple minutes to Chestermere Lake.

This is a rare opportunity to own a turnkey walkout bungalow in one of Chestermere’s most family-friendly neighborhoods. Book a private showing with your favorite Realtor® today!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245041    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,509       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 110 West Creek Springs |
| Subdivision | West Creek             |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X 1N7                |

### **Amenities**

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, On Street |
| # of Garages   | 2                                                                                                                    |

### **Interior**

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Recessed Lighting, Skylight(s), Sump Pump(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                              |
| Heating           | Forced Air, Fireplace(s), In Floor                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Basement, Blower Fan, Living Room, Mantle, Tile                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                                                                                              |

### **Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Entrance                     |
| Lot Description   | Back Yard, Landscaped, Creek/River/Stream/Pond, Garden, Lawn, Paved |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 64               |
| Zoning         | R-1              |

**Listing Details**

Listing Office                      Wahi Realty Inc.

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