

140 West Creek Pond Chestermere, AB T1X 1H4

Residential Incomplete [A1071889](#)

DOM: 0
CDOM: 0
LP: \$467,500.00
OP: \$0.00



Class: Detached
County: Chestermere
Type: House
Levels: Two
Year Built: 1999
LINC#: [0028146405](#)
Arch Style: 2 Storey
Possession: Negotiable
Lot Dim:
Front Length: 14.70M 48`3"
Legal Pln: 9912924 **Blk:** 3

City: Chestermere
District:
Subdivision: West Creek
Ttl Beds: 3
F/H Bth: 2/1
LP/SF: \$213.41
Suite: No
Lot Size: 4575 SqFt
Lot Depth: 48.30 M 158.47'
Lot: 20 **Condo:** No

Zoning: R1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way

Tax Amt/Yr: \$3,337.00/2020
Loc Imp Amt:
Front Exp: S

Public Remarks: You'll love this charming, 2-storey home in West Creek located in a quiet family friendly area of Chestermere. Minutes away from the Golf Course, the Lake, Shopping and Three Schools. This 3 Bedroom, 2&1/2 Bathroom home with a Double Attached Garage will give you over 2190 square feet of fully developed and generous space to move about (without losing that quaint, cozy atmosphere when it's time to cuddle up by the wood burning fireplace on a snowy day). This property is only available to the buyer who acts NOW. Stop looking for the best value money can buy because you just found it! Come see it today! **ADDITIONAL INFORMATION:** main floor den, spacious and bright kitchen with a large center island, great room with a cozy wood burning stove, main floor laundry and two piece powder room. Three good sized bedrooms and a loft on the upper level. The master has its own walk-in closet a large ensuite with a separate shower, claw foot tub and two sinks. The basement is ready to be completed according to your requirements. Beautiful Large backyard for family get togethers.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 99	Mtr2	1,070	SqFt
EnSt Bth:	1	0	1	0	0	Rms Abv: 9	Upper: 104	Mtr2	1,121	SqFt
	0	0	0	1	0		Total AG: 204	Mtr2	2,191	SqFt
Garage Dim:	21`4" x 18`10"									

Property Information

Basement: Full, Unfinished
Heating: Forced Air
Construction: Vinyl Siding
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Parking: Double Garage Attached **Total:** 2
Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)
Comm Feature: Schools Nearby, Shopping Nearby
Lot Features: Back Yard, Landscaped, Private
Appliances: Convection Oven, Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Other Equip: None

Lndry Feat: Main Level
Cooling: None
Fireplaces: 1/Wood Burning
Flooring: Carpet, Hardwood
Fencing: Fenced
Balcony: Front Porch

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15`0" x 12`10"	Dining	Main	10`8" x 6`4"
Living	Main	15`8" x 13`0"	Office	Main	13`0" x 11`10"
Foyer	Main	8`0" x 6`2"	Laundry	Main	7`4" x 6`4"
Bonus	Upper	12`4" x 12`0"	Covered Porch	Main	19`6" x 5`10"
Mstr Bed	Upper	15`4" x 12`0"	Bedrm	Upper	11`0" x 9`4"
Bedrm	Upper	11`0" x 9`2"	2pc Bathroom	Main	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#) team@mikeaboudaher.com **Phone:** 587-333-6400
List Firm: [RE/MAX REALTY PROFESSIONALS](#) **Phone:** 403-259-4141
Appt: ShowingTime
Showing Contact: Mike Abou Daher **Phone:** 403-809-9386
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price **List Date:** 02/26/2021
LB Type: SentriLock **Expiry Dt:** 06/26/2021
LB Information: front porch **With Dt:**
Owner Name: Taylor and Hartl **Ownership:** Private
Occupancy: Owner **Occupant Nm:**
Exclusion: No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in

your party exhibits cold/flu-like symptoms or has been exposed to the virus"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).