

\$675,000 - 440 West Creek Bay, Chestermere

MLS® #A2240223

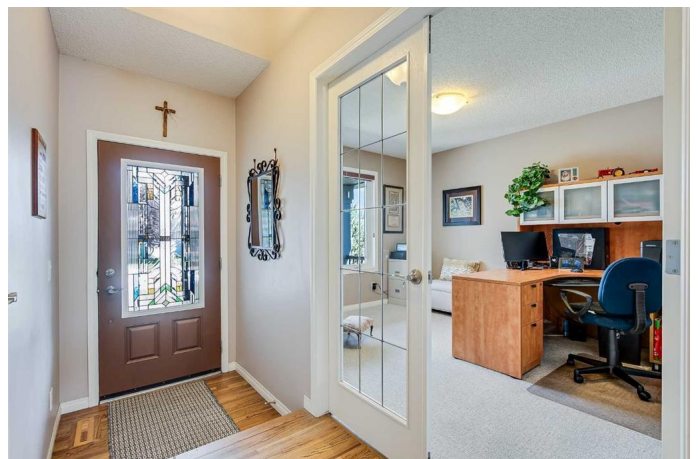
\$675,000

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.14 Acres

West Creek, Chestermere, Alberta

Welcome to this impeccably maintained, fully finished bungalow offering over 2,700 sq. ft. of thoughtfully curated space. It's designed for those seeking comfort, ease, and flexibility. Perfectly located on a quiet corner lot within a tranquil cul-de-sac, this home provides a serene retreat in the heart of West Creek, Chestermere. Inside, a welcoming foyer opens to a sunlit space. The kitchen is a chef's delight, featuring sleek cocoa cabinets, granite countertops, high-end appliances, and a walk-in pantry. Warm hardwood flooring flows through. You have eyes on the living room and dining room, with direct access outside to the deck all from the main floor. This transitional layout includes: 2 bedrooms, 2 full bathrooms, plus a dedicated home office space. Everyday living can all be achieved on this single floor. The primary bedroom is a true retreat with direct backyard access and views; The 4-piece ensuite features a soaker tub plus standing shower, with space to tailor the room to your taste. Head downstairs and experience the completed basement, it enhances the home's versatility with a large rec room and a built-in wet bar, ideal for entertaining. You'll also find a third bedroom, a huge craft room with multiple built-ins, and a stunning 3-piece bathroom complete with a standing shower with high-tech jets. Storage is one thing this floorplan does not miss - You'll find a walk-in closet accessible from the bathroom, additional storage underneath the stairs, and the laundry room has numerous



cabinets too. The finished basement is perfect for hosting family or simply unwinding in comfort. Outdoors, the curb appeal really begins from the front. The front veranda offers a peaceful setting to sit and enjoy the sun, while the low-maintenance South facing yard has been designed with both leisure and simplicity in mind. An expansive rear deck flows to a step-down patio. The colors around are serene and vibrant, the trees are lush, and the planters are prepped and ready to be used. With turf out front, thereâ€™s minimal upkeep required which ensures year-round comfort. Nearby: Rainbow Falls Pathway, Lakeside Golf Course, John Peake Memorial Park, Chestermere Lake, and More. If you're looking to switch to a quieter pace but still value functionality, this bungalow offers it all without compromise.

Built in 2007

Essential Information

MLS® #	A2240223
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,416
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	440 West Creek Bay
Subdivision	West Creek
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X 1T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Additional Parking, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Starter, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Dog Run
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Street Lighting, Treed, Dog Run Fenced In, Gazebo, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	R-1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.