

# \$779,900 - 245 West Creek Springs, Chestermere

MLS® #A2263863

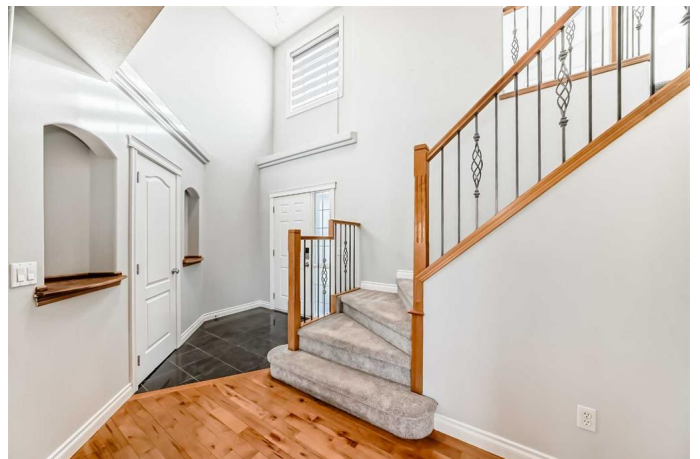
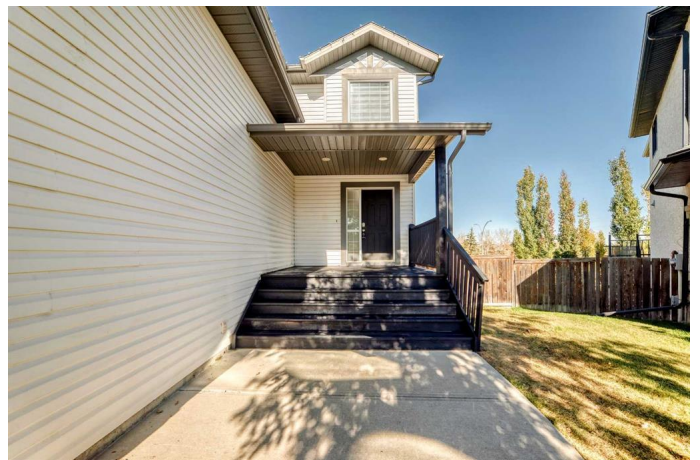
**\$779,900**

5 Bedroom, 4.00 Bathroom, 2,126 sqft

Residential on 0.17 Acres

West Creek, Chestermere, Alberta

Stunning Views of Lakeside Golf Course!  
Walkout Basement | Oversized Pie Lot |  
Income Potential. Don't miss this  
incredible opportunity to own a spacious home  
in the thriving community of  
Chestermere—without paying new-build  
prices! Nestled on a quiet cul-de-sac just steps  
from playgrounds, schools, and the lake, this  
well-appointed property offers scenic views of  
the Lakeside Golf Course and features a fully  
finished walkout basement with an illegal  
2-bedroom suite—perfect for extended family  
or rental income. Main Level Highlights:  
Open-concept kitchen with hardwood flooring,  
large island, stone countertops, corner pantry,  
and a picturesque window overlooking the  
expansive backyard, Bright and airy living  
room with a gas fireplace and oversized  
windows leading to the upper deck—Dining area  
ideal for entertaining or casual family meals.  
Upper Level Features: Spacious bonus room  
with south-facing windows for natural light all  
day, three generously sized bedrooms,  
Recently renovated primary ensuite and main  
bathroom. The basement features an Illegal  
2-bedroom suite with separate entrance,  
Kitchen with newer stove and fridge,  
Dedicated laundry area, IN-FLOOR HEATING,  
Walkout access to a huge, pie-shaped  
backyard—ready for your landscaping  
dreams! Additional Perks: Oversized double  
garage with separate single doors and built-in  
storage. Whether you're looking for a  
family home with room to grow or an



investment opportunity with rental income, this property checks all the boxes.  
Call today to schedule your private viewing and discover the lifestyle that awaits in beautiful Chestermere!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263863    |
| Price          | \$779,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,126       |
| Acres          | 0.17        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 245 West Creek Springs |
| Subdivision | West Creek             |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X 1N7                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                       |
| Cooling         | None                                                                          |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| Fireplaces      | Gas, Living Room, Mantle                                                      |
| Has Basement    | Yes                                                                           |
| Basement        | Full, Walk-Out                                                                |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Pie Shaped Lot                          |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 11                 |
| Zoning         | R1                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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