



THE
A-TEAM

**RE/MAX
FIRST**

323 CHELSEA Passage, Chestermere T1X 2P5

MLS®#: **A2113518**

Area: **Chelsea_CH**

Listing Date: **03/12/24**

List Price: **\$859,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2023

Lot Information

Lot Sz Ar:

5,354 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,323

Low Sqft:

Ttl Sqft:

2,323

DOM

68

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Level
Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer

Int Feat:

Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

12`8" x 11`6"

Living Room

Main

15`11" x 12`11"

Bonus Room

Upper

15`6" x 13`11"

Bedroom - Primary

Upper

15`11" x 13`11"

Bedroom

Upper

12`1" x 9`11"

4pc Bathroom

Upper

Room

Level

Dimensions

Dining Room

Main

116`0" x 9`11"

Office

Main

10`11" x 9`5"

Laundry

Upper

9`5" x 5`4"

Bedroom

Upper

11`11" x 10`2"

2pc Bathroom

Main

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

2111677

Remarks

Pub Rmks:

Nestled in the picturesque community of Chestermere, this beautiful two-storey Trico-built home sits on a spacious 46-foot-wide lot with a backdrop of serene green space and a west backyard. This home offers the perfect balance of tranquillity and convenience and is close to all amenities, including shopping, dining, and recreational facilities. Step inside to discover a thoughtfully curated interior adorned with exquisite upgrades. Rich engineered hardwood floors complement beautifully stained wooden rails, while the pristine white kitchen features stunning quartz countertops illuminated by under-cabinet lighting. Upgraded stainless steel appliances, including a range hood and built-in wall oven and microwave, add a touch of modern sophistication. Luxurious touches abound throughout the home, such as heated tile floors in the upstairs bathroom and master ensuite, providing warmth and comfort. The main floor hosts a cozy den adorned with elegant sliding doors, perfect for unwinding or getting lost in a good book, an open-to-above family room with a gas fireplace, and a large walk-through pantry. Upstairs, a spacious bonus room offers versatile living space, while the convenience of an upstairs laundry room adds practicality to daily routines. Complete with an oversized triple garage with an upgraded side mandoor, additional lighting and outlets. With the home still under builder warranty for workmanship until May 2024, along with other typical new home warranties, buyers can rest assured in the quality and craftsmanship of their new abode. This Cambridge 26 Trico home perfectly blends style, functionality, and luxury in this exquisite property in Chestermere's vibrant community.

Inclusions:
Property Listed By:

**\$1500 front landscaping certificate
RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









