



THE
A-TEAM

**RE/MAX
FIRST**

224 CHELSEA Manor, Chestermere T1X2P5

MLS®#: **A2113542**

Area: **Chelsea_CH**

Listing Date: **03/08/24**

List Price: **\$669,900**

Status: **Active**

County: **Chestermere**

Change: **-\$5k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2023

Lot Information

Finished Floor Area

Lot Sz Ar:

3,286 sqft

Lot Shape:

89.35X33.37X89.40X

Abv Sqft:

1,880

Low Sqft:

Ttl Sqft:

1,880

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Level

Double Garage Detached

DOM

72

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Breakfast Bar,Granite Counters,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	16`1" x 12`6"
Dining Room	Main	14`0" x 9`6"
Bonus Room	Second	14`5" x 12`11"
Bedroom	Second	9`9" x 9`3"
2pc Bathroom	Main	5`8" x 5`0"
4pc Bathroom	Second	8`9" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`6" x 9`0"
Den	Main	10`11" x 10`11"
Bedroom - Primary	Second	13`7" x 11`10"
Bedroom	Second	9`9" x 9`3"
4pc Ensuite bath	Second	11`4" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

2111677

Remarks

Pub Rmks: **Indulge in luxury living with this newly built 1880 square foot Sterling home, featuring 3 bedrooms, 2.5 baths, main floor den, 9 foot ceilings and an upper-level bonus room. The kitchen is a chef's dream, boasting an abundance of cabinets, stainless steel appliances, quartz countertops, and a spacious breakfast bar with a waterfall edge. A pantry provides additional storage space, while the bright and spacious dining room is perfect for family meals. The open design seamlessly connects the kitchen, dining, and living areas, ideal for entertaining. The spacious great room features a modern electric fireplace, large windows, and stylish vinyl plank flooring. Upstairs, discover the private master bedroom with a four ensuite , 2 additional bedrooms, 4 piece bath and an upper-level laundry area for added convenience. The third bedroom is currently being used as an office. Additional features include a rough-in 220 amp car charger in the double detached garage, exterior rough-in hot tub wiring, rough-in plumbing in the basement, and a separate side entrance into the basement. Don't miss out on the chance to own this luxurious home. Schedule a viewing today and experience upscale living at its finest!**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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







