



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 CHELSEA Glen, Chestermere T1X 2P4**

MLS® #: **A2119120**

Area: **Chelsea\_CH**

Listing Date: **04/02/24**

List Price: **\$659,000**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2023**

Lot Information

Lot Sz Ar:

**3,468 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,886**

Low Sqft:

Ttl Sqft:

**1,886**

DOM

**47**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Double Garage Detached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air**

Sewer:

Ext Feat:

**Private Entrance**

Construction:

**Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat:

**No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	3`11" x 7`9"	Kitchen	Main	13`0" x 12`10"
Dining Room	Main	13`0" x 8`5"	Entrance	Main	7`6" x 10`8"
4pc Bathroom	Main	7`11" x 5`5"	Bedroom	Main	10`10" x 10`1"
Living Room	Main	13`7" x 13`0"	Bonus Room	Second	10`6" x 10`8"
4pc Bathroom	Second	6`11" x 8`9"	Bedroom	Second	9`11" x 10`8"
Bedroom	Second	10`0" x 10`8"	Bedroom - Primary	Second	10`11" x 12`0"
4pc Ensuite bath	Second	9`5" x 5`1"			

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1PRL</b>
Legal Desc:	<b>2111677</b>

# Remarks

Pub Rmks:	<p>Step into this remarkable residence one of the largest models of Trico Lane Home featuring 4 spacious bedrooms and 3 full bathrooms with a bonus room on the second floor situated in the desirable Chelsea community of Chestermere, offering a wealth of amenities including playgrounds, scenic pathways, shopping options, and easy access to the stunning Chestermere Lake. As you enter, you'll be greeted by a spacious and inviting open-concept floor plan featuring four bedrooms and 3 Full baths. The heart of the home is the bright chef's kitchen, complete with elegant white cabinetry, soft-close doors and drawers, a large island adorned with quartz countertops, and stainless-steel appliances, all complemented by a roomy pantry for added convenience. The main level impresses with its 9-foot ceilings and resilient LVP flooring, offering a seamless flow throughout. Discover a well-appointed bedroom and full bathroom conveniently located on this floor. Upstairs, discover a sizable owner's En-suite with al large walk-in closet along with two more bedrooms a 3rd full bath plus a conveniently located laundry area for added ease. Enjoy family movie nights in the cozy bonus room. The large unfinished basement, featuring 9-foot ceilings and upgraded large windows, offers endless possibilities for customization and expansion to suit your needs and preferences. Outside you will find a double car garage. Central AC. The lawn will be completed front and back in the spring. Enjoy the convenience of living close to popular retailers such as COSTCO and WALMART, as well as schools, Chestermere Lake, and peaceful ponds, all while relishing the comfort your new home. Don't miss out on the opportunity to experience the lifestyle this home offers book your showing today! *Please note pictures were taken prior to the tenant moving in.</p>
Inclusions:	N/A
Property Listed By:	Unison Realty Group Ltd.

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









