



THE
A-TEAM

**RE/MAX
FIRST**

314 CHELSEA Hollow, Chestermere T1X 2T3

MLS®#: **A2125656**

Area: **Chelsea_CH**

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

List Price: **\$695,000**

Status: **Active**

County: **Chestermere**

Change: **-\$20k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,583 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,871**
Low Sqft:
Ttl Sqft: **1,871**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Corner Lot,Level**
Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Smart Home,Storage,Vinyl Windows,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	9`9" x 17`0"
Dining Room	Main	10`1" x 11`11"
Living Room	Main	21`7" x 14`3"
3pc Bathroom	Upper	8`0" x 6`7"
4pc Bathroom	Upper	8`2" x 4`11"
Bedroom	Upper	14`8" x 9`7"

Room	Level	Dimensions
Pantry	Main	3`11" x 3`11"
2pc Bathroom	Main	4`11" x 4`10"
Bedroom - Primary	Upper	13`8" x 11`11"
Walk-In Closet	Upper	6`7" x 5`3"
Family Room	Upper	13`6" x 12`2"
Bedroom	Upper	10`11" x 9`7"

Game Room
4pc Bathroom

Basement
Basement

16`3" x 17`8"
6`7" x 9`5"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

9`5" x 12`5"
9`6" x 11`7"

Title:
Fee Simple
Legal Desc:

2211705

Zoning:
RC-1

Remarks

Pub Rmks:

Introducing a charming detached home nestled in the vibrant community of Chelsea, Chestermere. This exquisite property boasts a coveted corner lot, offering a spacious south-facing backyard drenched in sunlight throughout the day. With a finished basement and a separate entry, this home provides both functionality and privacy. Featuring 4 bedrooms and 3.5 bathrooms, this home is perfect for families of all sizes. Step onto the welcoming front porch, ideal for relaxing on hot summer days. The expansive kitchen is a chef's dream, complete with a pantry and an island, perfect for entertaining guests or enjoying family meals. Stay connected with the wired data infrastructure, and benefit from the convenience of an extra deep 24X21 feet garage pad in the back. Front landscaping, provided by the builder, will enhance the curb appeal of this already stunning property. Located in Chelsea, a community recognized for its excellence, this home is still under the Alberta New Home Warranty Program, offering peace of mind to its new owners. Chelsea was awarded BILD's 2020 Best New Community Award, boasting a vibrant neighborhood node that serves as the heart of the community, bringing people together for shopping, recreation, and education. Connected pathway systems provide easy access to all community amenities, making Chelsea a truly exceptional place to call home. Don't miss this opportunity to own a piece of Chelsea's charm and enjoy the best of both worlds - a serene suburban lifestyle with easy access to city amenities and regional attractions.

Inclusions:
Property Listed By:

None
Brilliant Realty

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



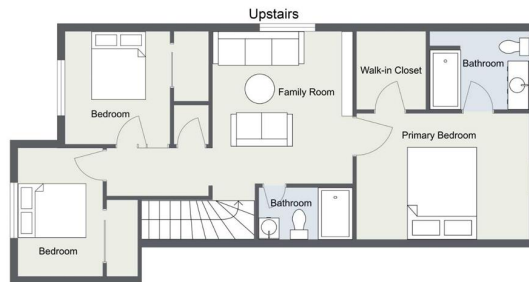








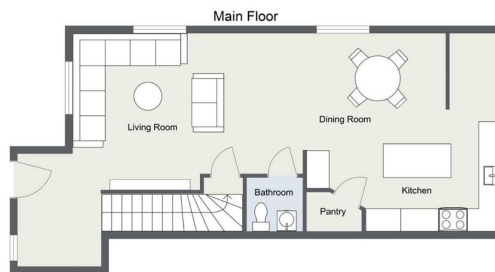
314 Chelsea Hollow, Chestermere, AB



Floorplans are for illustration purposes only. Deemed accurate but may not be exactly to scale. Contact your Realtor for exact dimensions.



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