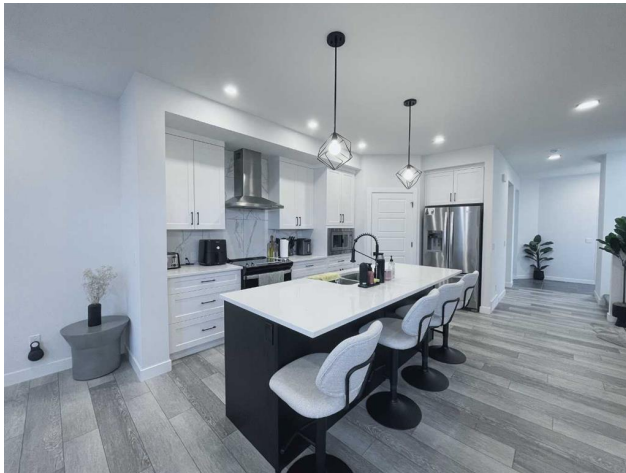


**242 CHELSEA HEATH , Chestermere T1X 2N4**

MLS®#: **A2142835** Area: **Chelsea\_CH** Listing Date: **07/18/24** List Price: **\$669,900**  
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,484 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,872**  
 Low Sqft:  
 Ttl Sqft: **1,872**

DOM

**60**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Off Street,On Street,Private Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`1"	Dining Room	Main	15`2" x 7`4"
Foyer	Main	5`3" x 10`1"	Kitchen	Main	17`1" x 14`6"
Living Room	Main	13`7" x 11`7"	Office	Main	9`11" x 10`11"
4pc Bathroom	Upper	8`9" x 4`11"	4pc Ensuite bath	Upper	11`4" x 4`11"

**Bedroom**  
**Family Room**

**Upper**  
**Upper**

**12`1" x 9`2"**  
**14`11" x 14`6"**

**Bedroom**  
**Bedroom - Primary**  
Legal/Tax/Financial

**Upper**  
**Upper**

**12`1" x 9`3"**  
**11`11" x 13`8"**

Title:  
**Fee Simple**  
Legal Desc:

**2110413**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**UPGRADES: DOUBLE DETACHED GARAGE** equipped with an **ELECTRIC VEHICLE CHARGING STATION**, and a fully fenced yard for added privacy. Welcome to your dream home, **NEWLY BUILT in 2023!** This stunning property offers **NEARLY 1900 SQFT** of modern living space, with a total of **MORE THAN 2700 SQFT**. Enjoy the equal quality of the other brand-new-built homes in the area but without the wait (**IMMEDIATE POSSESSION**) and have all the **DESIRABLE UPGRADES** at a **COMPETITIVE PRICE** comparable to a standard new build. The location is unbeatable, with top-rated schools, Costco, Walmart, parks, and other amenities just minutes away. You'll also be close to Chestermere Lake, which hosts many events year-round, and there's a walking trail with a pond across the street. Plus, the property comes with **THE ALBERTA NEW HOME WARRANTY PROGRAM** for added peace of mind. Chelsea is one of the **BEST NEW COMMUNITIES** in Chestermere, and it's very close to Calgary, offering a perfect blend of comfort, convenience, and community. Don't miss out on this opportunity to live in a beautiful home in a fantastic neighborhood!

Inclusions:  
Property Listed By:

**None**  
**CIR Realty**

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