



THE
A-TEAM

**RE/MAX
FIRST**

375 CHELSEA Passage, Chestermere T1X2P4

MLS® #: **A2143899** Area: **Chelsea_CH** Listing Date: **06/26/24** List Price: **\$1,250,000**
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: **5,134 sqft**
Lot Shape:

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Driveway, Garage Door Opener, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,182**
Low Sqft:
Ttl Sqft: **3,182**

DOM

6
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground, Private Yard**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator**
Int Feat: **Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`11"	Dining Room	Main	17`0" x 8`10"
Living Room	Main	14`11" x 13`10"	Living Room	Main	14`11" x 19`7"
Spice Kitchen	Main	10`11" x 5`8"	4pc Bathroom	Upper	5`1" x 8`0"
5pc Bathroom	Upper	7`5" x 11`4"	5pc Ensuite bath	Upper	16`8" x 9`11"
Bedroom	Upper	15`10" x 9`11"	Bedroom	Upper	13`6" x 9`11"
Bedroom	Upper	13`8" x 11`11"	Bedroom - Primary	Upper	16`6" x 12`7"
Family Room	Upper	15`0" x 12`2"	4pc Bathroom	Basement	7`7" x 4`11"

Bedroom Game Room	Basement Basement	14`5" x 13`2" 18`6" x 28`11"	Den Legal/Tax/Financial	Basement	14`3" x 9`0"
Title: Fee Simple		Zoning: TBD			
Legal Desc:		211 1677		Remarks	
Pub Rmks:		!! Discover Luxury Living in Chestermere's Chelsea Community!! Welcome to the epitome of elegance crafted by award-winning builder Luxuria Homes. Nestled in the picturesque community of Chelsea, this stunning show home exemplifies luxury living at its finest. Step inside this meticulously designed masterpiece boasting over 3,195 square feet of opulent living space, excluding the basement. As you enter, custom feature walls grace each room, setting a tone of sophistication and style throughout. The main floor offers dual spacious sitting areas, a convenient spice kitchen, and a sprawling gourmet chef's kitchen complete with top-of-the-line appliances—a dream for culinary enthusiasts and entertainers alike. Upstairs, indulge in the comfort of two luxurious dual master bedrooms alongside additional well-appointed bedrooms and a full 4-piece bath, ensuring ample space for family and guests. The fully developed basement is an entertainer's paradise, featuring a expansive recreation area with a sleek bar for hosting gatherings, two additional bedrooms, and another full bath—perfect for extended family or overnight guests. Enjoy the tranquil open appeal of this home, perfectly oriented towards the east with the added benefit of backing onto lush green space, offering serene views and privacy. Don't miss your chance to own this exceptional show home—a testament to craftsmanship and luxury in one of Chestermere's most sought-after neighborhoods. Schedule your private tour today and experience a lifestyle of unparalleled refinement and comfort!			
Inclusions:		NA			
Property Listed By:		RE/MAX Complete Realty			

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













