



THE
A-TEAM

**RE/MAX
FIRST**

107 CHELSEA Channel, Chestermere T1X 0B3

MLS®#: **A2156282**

Area: **Chelsea_CH**

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

List Price: **\$869,000**

Status: **Active**

County: **Chestermere**

Change: **-\$21k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,293 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Driveway, Garage Door Opener, Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,377**

Low Sqft:

Ttl Sqft: **2,377**

DOM

41

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator

Int Feat:

Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	11`0" x 10`5"	Great Room	Main	12`0" x 13`10"
Nook	Main	11`0" x 11`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	18`0" x 13`0"	Bedroom	Upper	10`0" x 11`9"
5pc Bathroom	Upper	0`0" x 0`0"	Bonus Room	Upper	15`9" x 12`4"

5pc Ensuite bath

Upper

0`0" x 0`0"

Bedroom
Legal/Tax/Financial

Upper

10`4" x 10`0"

Title:
Fee Simple
Legal Desc:

221 1705

Zoning:
TBD

Remarks

Pub Rmks:

Welcome to your dream home! A Triple Car Garage residence nestled in Chestermere against serene green space! This stunning property seamlessly blends comfort with luxury, promising a lifestyle of tranquility and convenience. Walking in, you'll be welcomed by a spacious main floor flex room, perfectly suited for a home office, study, or additional living space. The kitchen is a chef's delight, featuring exquisite quartz countertops that are ideal for culinary creations. The 9' knock-down ceilings on the main floor enhance the grandeur of the space, creating an open and airy atmosphere. The heart of the home is the impressive two-storey great room, adorned with expansive windows that bathe the space in natural light. An inviting electric fireplace adds a touch of coziness, perfect for relaxing evenings. The open-to-below area overlooking the great room introduces an element of elegance, making the space feel even more grand. Retreat to the luxurious owner's suite, a true haven of relaxation. The suite features a lavish 5-piece ensuite, offering a serene oasis to unwind after a long day. The home's functionality is complemented by a full sink in the laundry room, making everyday chores a breeze. This property also boasts a 9' basement foundation with a separate side entrance. The basement is prepped for future enhancements with rough-ins for a 3-piece bathroom, laundry hookups, and a bar, setting the stage for your customization and expansion. Step outside to your private rear deck, complete with stairs and aluminum railings. This space is perfect for outdoor entertaining or simply enjoying the peaceful surroundings. Located just minutes away from an eco-park, green space, schools, a neighborhood plaza, and the East Hills Shopping Centre, every convenience is within easy reach. Don't miss the chance to make this exquisite home yours and experience modern living at its finest in a serene setting. Schedule a viewing today! Please note that this is a QUICK POSSESSION HOME. The area size was calculated by applying the RMS to the blueprints provided by the builder.

Inclusions:
Property Listed By:

None
eXp Realty

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











