

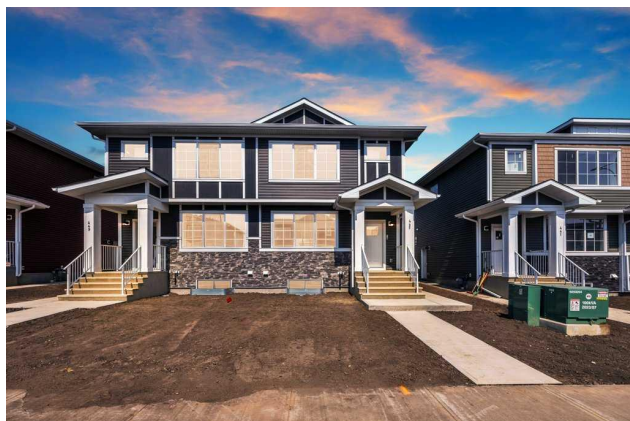


THE
A-TEAM

**RE/MAX
FIRST**

445 CHELSEA Key, Chestermere T1X 2V3

MLS®#: **A2160080** Area: **Chelsea_CH** Listing Date: **08/24/24** List Price: **\$584,900**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **3,108 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Finished Floor Area
 Abv Sqft: **1,487**
 Low Sqft:
 Ttl Sqft: **1,487**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tray Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 4`10"	Dining Room	Main	14`5" x 10`8"
Kitchen	Main	12`7" x 11`11"	Living Room	Main	14`8" x 12`5"
3pc Ensuite bath	Upper	5`0" x 9`11"	4pc Bathroom	Upper	8`1" x 4`11"
Bedroom	Upper	9`5" x 13`3"	Bedroom	Upper	9`3" x 9`10"
Bedroom - Primary	Upper	13`9" x 11`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311511

Zoning:
R-3

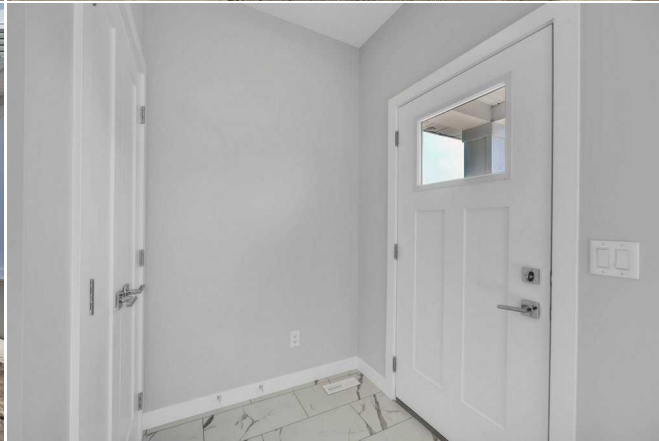
Remarks

Pub Rmks: **Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of CHELSEA, where this house features a side entrance to the basement with 9ft ceiling, DOUBLE GARAGE DETACHED at the back, primary bedroom with "Tray Ceiling" makes this property a complete package of functionality and elegance. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a separate dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. Venturing upstairs, this house has 3 bedrooms, 2.5 bathrooms and a laundry room. Primary bedroom has its own 4pc ensuite and a walkin closet. The other two bedrooms share another 4pc bathroom. Basement comes with a side entrance with 2 large windows that can be perfect for your future needs. The backyard comes with a huge backyard, gas line for the barbeque and a DOUBLE GARAGE for your convenience. Book your private showing today!**

Inclusions:
Property Listed By: **NONE
PREP Realty**

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













445 Chelsea Ky, Chestermere, AB

Main Floor Exterior Area 723.81 sq ft
Interior Area 654.74 sq ft

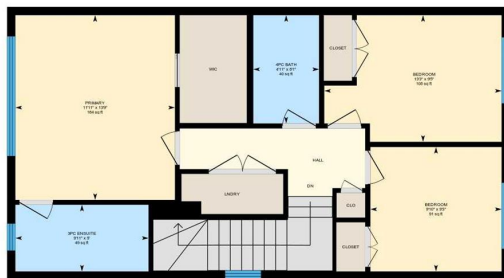


PREPARED: 2024/09/24

While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

445 Chelsea Ky, Chestermere, AB

1st Floor Exterior Area 743.47 sq ft
Interior Area 652.37 sq ft



PREPARED: 2024/09/24

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