



THE
A-TEAM

**RE/MAX
FIRST**

250 CHELSEA Place, Chestermere T1X 2T2

MLS®#: **A2160667**

Area: **Chelsea_CH**

Listing Date: **11/01/24**

List Price: **\$655,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

Lot Information

Lot Sz Ar: **3,352 sqft**
Lot Shape:

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane**
Park Feat: **Concrete Driveway, Parking Pad, Rear Drive**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`3" x 13`2"
Living Room	Main	15`2" x 14`8"
Bonus Room	Upper	12`2" x 10`4"
Laundry	Upper	5`10" x 5`5"
Mud Room	Main	6`2" x 5`10"
Bedroom	Upper	10`6" x 9`3"
2pc Bathroom	Main	5`5" x 4`3"

Room	Level	Dimensions
Dining Room	Main	12`3" x 9`4"
Foyer	Main	7`5" x 6`0"
Game Room	Basement	28`4" x 27`7"
Storage	Basement	17`7" x 10`2"
Bedroom - Primary	Upper	14`4" x 11`4"
Bedroom	Upper	10`6" x 9`3"
4pc Bathroom	Upper	8`3" x 4`11"

5pc Ensuite bath

Upper

9'3" x 8'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211705

Zoning:
RG-1

Remarks

Pub Rmks: **Discover the perfect blend of style and comfort in this beautiful home, located in the desirable Chelsea community of Chestermere. As you enter, you're welcomed by a spacious foyer and an inviting open-concept floor plan. The main floor highlights a bright, modern chef's kitchen, complete with upgraded cabinetry extending to the ceiling, a large island with leathered quartz countertops, and a full stainless steel appliance package. The adjacent dining area flows seamlessly into the spacious living room, making it ideal for family gatherings, entertaining, and relaxation. The main floor also features 9-foot ceilings, luxury vinyl plank flooring, a convenient 2-piece bathroom, and a mudroom with a built-in bench, along with a separate side entrance. Upstairs, the stunning primary suite showcases elegant tray ceilings and a luxurious 5-piece ensuite, which includes a freestanding tub, tiled shower, dual vanities with quartz countertops, and a walk-in closet. The upper level is completed by two additional bedrooms, a full bathroom, a bonus room perfect for movie nights or a playroom, and a laundry area for added convenience. The unfinished basement, with its own separate side entrance, offers endless potential for customization. This beautifully built home is just moments from playgrounds, walking paths, shopping, and the serene Chestermere Lake, making it perfectly suited to your lifestyle. Book your private tour today!**

Inclusions:
Property Listed By: **N/A**
Manor Hill Realty YYC Inc.

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









