



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 CHELSEA Bay, Chestermere T1X 1Z3**

MLS@#: **A2163352**      Area: **Chelsea\_CH**      Listing Date: **09/07/24**      List Price: **\$1,239,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **7,824 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,330**  
 Low Sqft:  
 Ttl Sqft: **3,330**

DOM

**11**  
Layout  
 Beds: **6 (5 1)**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Pie Shaped Lot,Private,Sloped**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Gas Cooktop,Microwave,Range Hood,Washer**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`10" x 2`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`5" x 12`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`5" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 14`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`1" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>13`8" x 4`11"</b>

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`2" x 18`0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>8`5" x 6`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 16`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 13`0"</b>

**Laundry**  
**Walk-In Closet**  
**5pc Ensuite bath**  
**Bedroom - Primary**  
**3pc Bathroom**  
**Furnace/Utility Room**  
**Game Room**

**Second**  
**Second**  
**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**6`6" x 5`6"**  
**7`0" x 8`8"**  
**12`0" x 10`11"**  
**18`10" x 16`7"**  
**5`0" x 9`1"**  
**7`10" x 14`1"**  
**32`1" x 27`3"**

**Bonus Room**  
**4pc Bathroom**  
**Bedroom**  
**Bedroom**  
**Exercise Room**  
**Other**

**Second**  
**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**21`0" x 15`2"**  
**4`11" x 10`3"**  
**13`7" x 14`5"**  
**12`4" x 14`2"**  
**11`2" x 14`7"**  
**5`1" x 14`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2010045**

Zoning:  
**R1**

Remarks

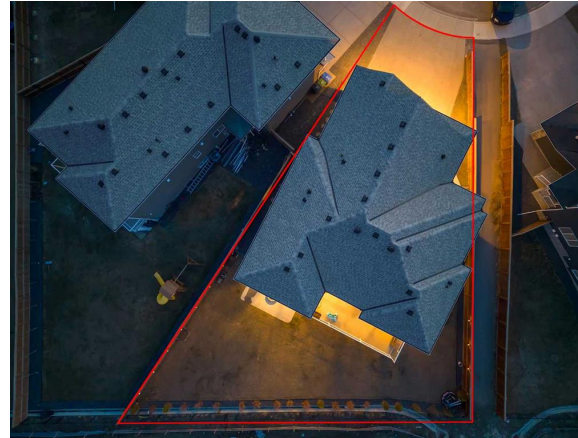
Pub Rmks:

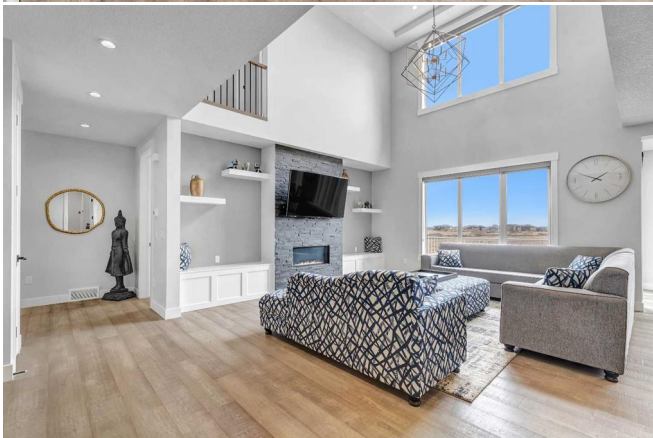
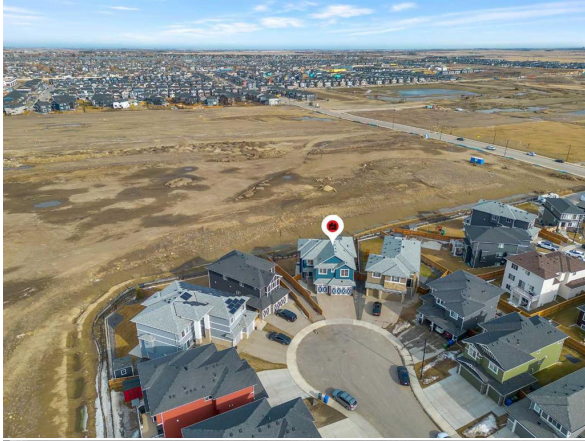
**BACKS ONTO GREEN SPACE/FUTURE SCHOOL FIELD, OVER 7800 SQFT LOT, WALK OUT, OVER 4600 SQFT LIVEABLE AREA - 6 BEDS, 6 BATHS, BACKYARD/DECK AND PATIO, CUL DE SAC, ATTACHED 3 CAR GARAGE- Beautiful home with many upgrades and elegant design including OPEN TO ABOVE SPACES - Walking into this home you are greeted with a large foyer that opens into a breathtaking living, kitchen and dining space all in a OPEN FLOOR PLAN. The SPIRAL STARECASE is a focal point in this space and this floor has an 3PC ENSUITE BEDROOM and additional 2PC bath. The ATTACHED 3 CAR GARAGE leads to your SPICE KITCHEN which adds convenience and keeps your home pristine. The living room has large OPEN TO ABOVE spaces and huge windows that bring in a lot of natural light. The kitchen is expansive with many BUILT IN STAINLESS STEEL appliances and a large ISLAND. This floor is complete with DECK access that overlooks the GREEN SPACE THAT WILL BE A SCHOOL FIELD. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND BONUS ROOM. The primary 5PC ensuite has a SOAK TUB and DOUBLE VANITY. Also one of the bedrooms has a 4PC ensuite. The WALK OUT BASEMENT has space for a home GYM, large rec room, 1 BATH and BED. There is also a WET BAR and this space WALKS OUT onto a large PATIO with FENCED BACKYARD access. This home is in a solid location with shops, schools and parks all close by.**

Inclusions:  
 Property Listed By:

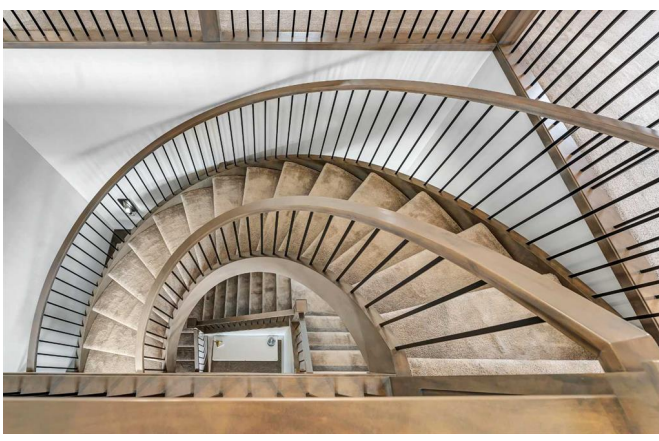
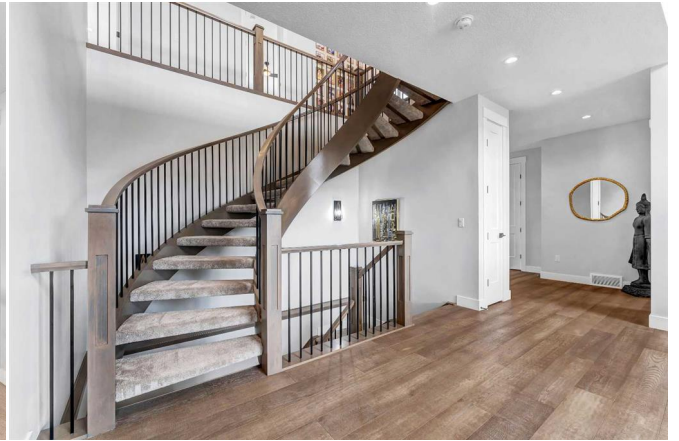
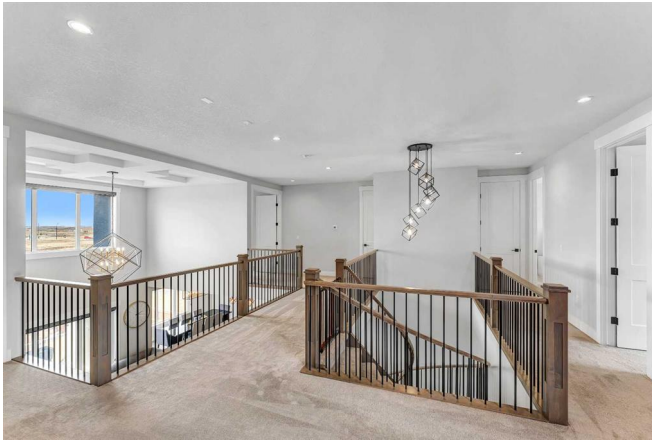
**Range Hood**  
**Real Broker**

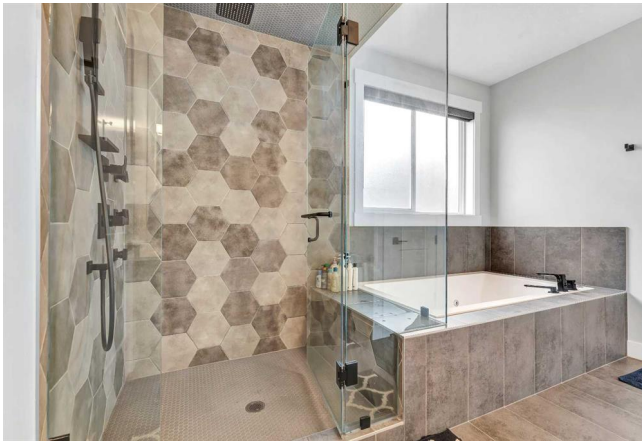
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

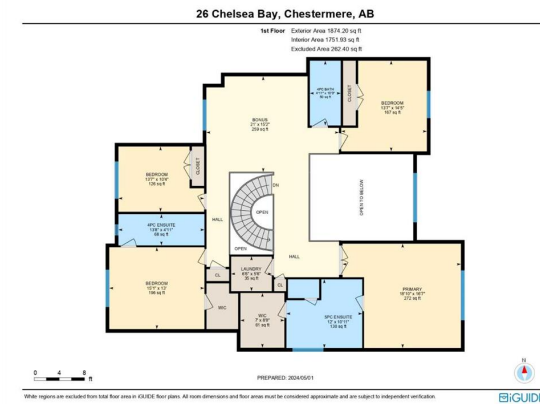
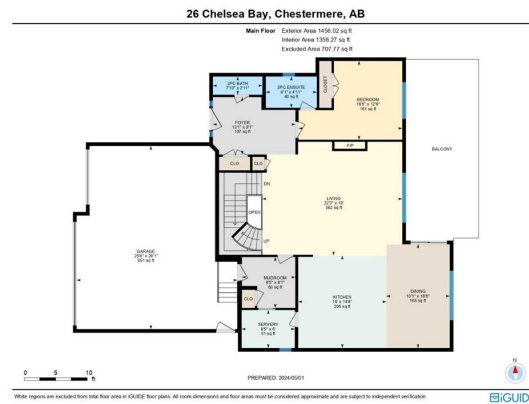
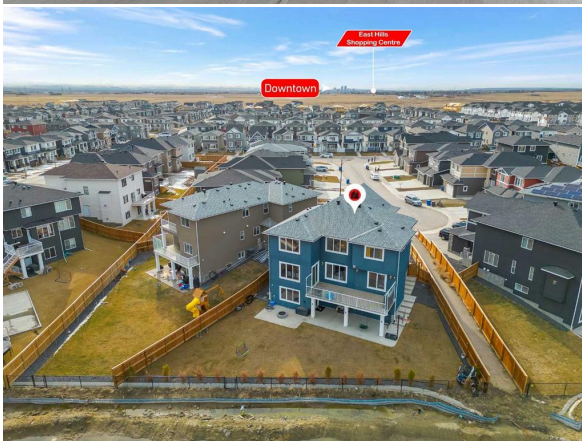












26 Chelsea Bay, Chestermere, AB

Basement (Below Grade) Exterior Area 1391.94 sq ft  
Interior Area 1205.91 sq ft



0 4 8

PREPARED 20240501



Walls, openings are included from this floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

