



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 CHELSEA Passage, Chestermere T1X 2N3**

MLS®#: **A2164992**      Area: **Chelsea\_CH**      Listing Date: **09/12/24**      List Price: **\$875,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,025 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,500**  
 Low Sqft:  
 Ttl Sqft: **2,500**

DOM

**7**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Landscaped**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 7`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`1" x 15`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 20`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 10`6"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`6" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`5" x 11`9"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 9`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`3" x 9`6"</b>	<b>Loft</b>	<b>Upper</b>	<b>14`11" x 14`8"</b>

**Bedroom - Primary**  
**3pc Bathroom**  
**Bedroom**  
**Furnace/Utility Room**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**15`1" x 15`11"**  
**4`11" x 10`0"**  
**12`4" x 9`10"**  
**7`8" x 15`3"**

**Walk-In Closet**  
**Bedroom**  
**Game Room**

**Upper**  
**Basement**  
**Basement**

**11`10" x 7`9"**  
**11`9" x 10`11"**  
**25`9" x 15`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110413**

Zoning:  
**R-1PFD**

Remarks

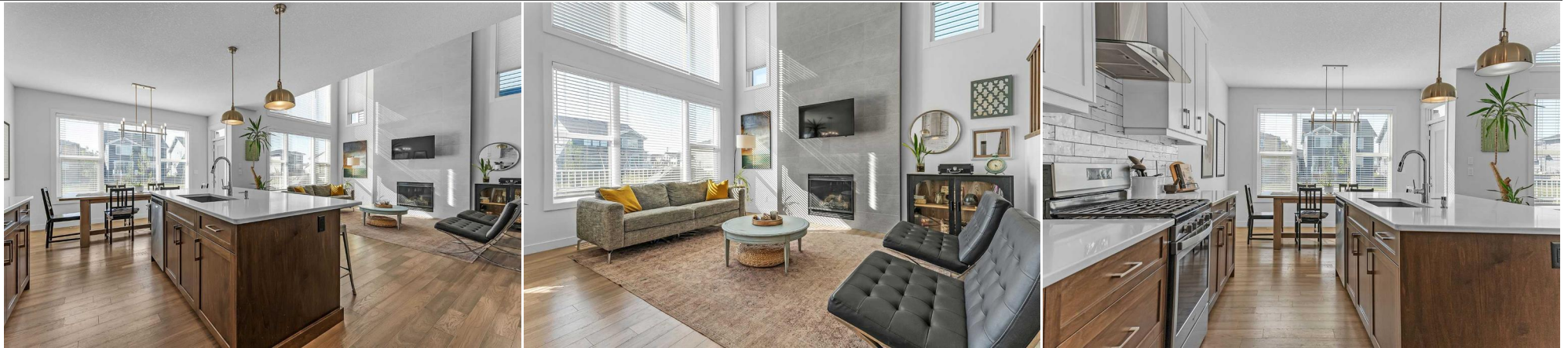
Pub Rmks:

**Welcome to this stunning New Home with no GST and all the landscaping complete! The huge kitchen, complete with a butler's pantry, is perfect for hosting, with room for large gatherings (we've hosted over 60 guests!). The spacious basement is fully developed, offering an incredible family hangout space and an office you'll have to see to believe. Enjoy fires in the backyard or cozy up by the indoor fireplace. This home backs onto a serene greenspace with walking paths, ponds, and a playground nearby. Flooded with natural light from the large windows, this home is perfect for growing families. New schools are coming to the area soon, and this home is still covered under the New Home Warranty Program. Don't miss out on this move-in ready family haven!**

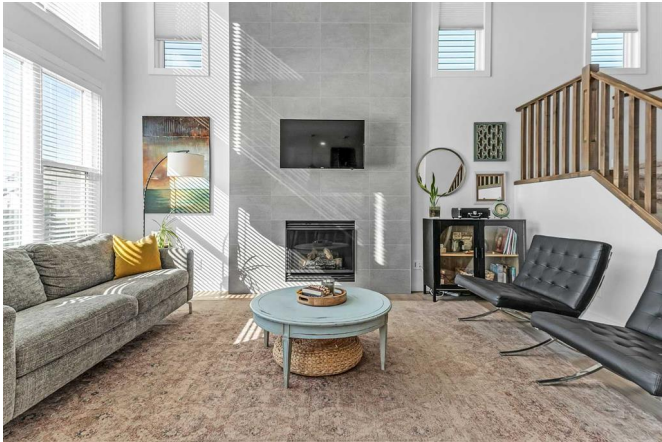
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

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











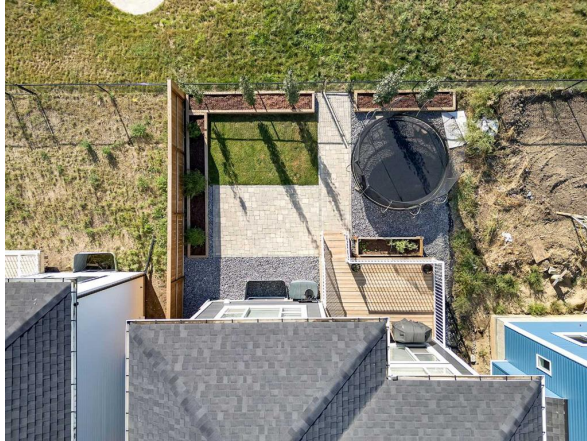












**307 Chelsea Pgs, Chestermere, AB**

Main Floor Exterior Area 1101.19 sq ft  
Excluded Area 438.21 sq ft



PREPARED: 2024/09/06



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

**307 Chelsea Pgs, Chestermere, AB**

2nd Floor Exterior Area 1288.02 sq ft  
Excluded Area 192.10 sq ft



PREPARED: 2024/09/06



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

**307 Chelsea Pgs, Chestermere, AB**

Basement (Below Grade) Exterior Area 1076.11 sq ft



PREPARED: 2024/09/06



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

