



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**375 CHELSEA Passage, Chestermere T1X2P4**

MLS®#: **A2168601** Area: **Chelsea\_CH** Listing Date: **09/25/24** List Price: **\$1,250,000**  
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere** Finished Floor Area  
 Year Built: **2023** Abv Sqft: **3,182**  
Lot Information Low Sqft:  
 Lot Sz Ar: **5,134 sqft** Ttl Sqft: **3,182**  
 Lot Shape:

DOM

**23**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`11" x 19`7"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>10`11" x 5`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`1" x 8`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 11`4"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>16`8" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`10" x 9`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 11`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 12`7"</b>
<b>Family Room</b>	<b>Upper</b>	<b>15`0" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 4`11"</b>

Bedroom  
Game Room

Basement  
Basement

14`5" x 13`2"  
18`6" x 28`11"

Den

Basement

14`3" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**211 1677**

Remarks

Pub Rmks:

**!! Discover Luxury Living in Chestermere's Chelsea Community!! Welcome to the epitome of elegance crafted by award-winning builder Luxuria Homes. Nestled in the picturesque community of Chelsea, this stunning show home exemplifies luxury living at its finest. Step inside this meticulously designed masterpiece boasting over 3,195 square feet of opulent living space, excluding the basement. As you enter, custom feature walls grace each room, setting a tone of sophistication and style throughout. The main floor offers dual spacious sitting areas, a convenient spice kitchen, and a sprawling gourmet chef's kitchen complete with top-of-the-line appliances—a dream for culinary enthusiasts and entertainers alike. Upstairs, indulge in the comfort of two luxurious dual master bedrooms alongside additional well-appointed bedrooms and a full 4-piece bath, ensuring ample space for family and guests. The fully developed basement is an entertainer's paradise, featuring a expansive recreation area with a sleek bar for hosting gatherings, two additional bedrooms, and another full bath—perfect for extended family or overnight guests. Enjoy the tranquil open appeal of this home, perfectly oriented towards the east with the added benefit of backing onto lush green space, offering serene views and privacy. Don't miss your chance to own this exceptional show home—a testament to craftsmanship and luxury in one of Chestermere's most sought-after neighborhoods. Schedule your private tour today and experience a lifestyle of unparalleled refinement and comfort!**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Complete Realty**

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













