



THE
A-TEAM

**RE/MAX
FIRST**

232 CHELSEA Manor, Chestermere T1X0L3

MLS®#: **A2169992** Area: **Chelsea_CH** Listing Date: **10/02/24** List Price: **\$624,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,285 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,367**
 Low Sqft:
 Ttl Sqft: **1,367**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,City Lot,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	14`10" x 7`5"
Foyer	Main	5`11" x 4`11"	Kitchen	Main	12`0" x 12`8"
Living Room	Main	12`10" x 12`11"	Mud Room	Main	3`10" x 6`8"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
Bedroom	Upper	9`3" x 11`4"	Bedroom	Upper	9`3" x 11`2"
Bedroom - Primary	Upper	12`10" x 11`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111677

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to luxury living in this 2-storey TRUMAN built home located in the highly sought-after neighborhood of Chelsea in Chestermere. This home is in a prime location and close to numerous amenities. The area will soon feature a new school and a commercial plaza. The main level features a spacious and inviting living room ideal for entertaining guests or cozy family evenings. Adjacent to the living room is a formal and inviting dining area. From your dining room you have your open concept kitchen, featuring an abundance of cabinets, quartz countertops, stainless steel appliances and pantry. Off your kitchen you have a nice mudroom and access to your backyard and garage. As you move upstairs, discover the private primary bedroom with a 4 piece ensuite and walk in closet, 2 additional spacious bedrooms, 4 piece main bath, upper-level laundry and vinyl flooring throughout. Don't miss out on the chance to own this beautiful home.**

Inclusions: **N/A**
Property Listed By: **Nineteen 88 Real Estate**

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



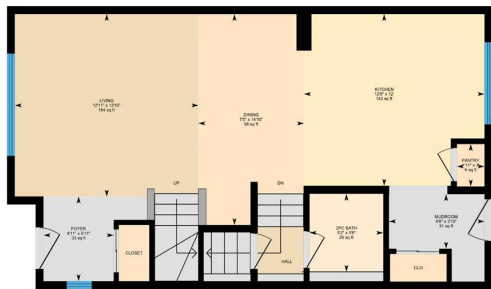






232 Chelsea Mnr, Chestermere, AB

Main Floor Exterior Area 682.20 sq ft
Interior Area 625.83 sq ft



0 3 6 ft PREPARED: 2024/10/20

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

232 Chelsea Mnr, Chestermere, AB

2nd Floor Exterior Area 730.00 sq ft
Interior Area 685.54 sq ft

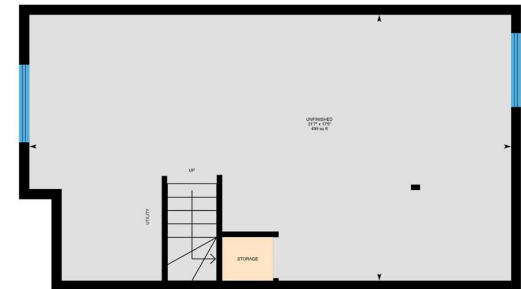


0 3 6 ft PREPARED: 2024/10/20

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232 Chelsea Mnr, Chestermere, AB

Basement (Below Grade) Exterior Area 682.20 sq ft
Interior Area 538.24 sq ft

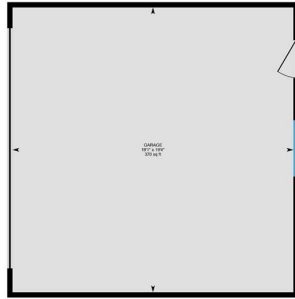


0 3 6 ft PREPARED: 2024/10/20

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

232 Chelsea Mnr, Chestermere, AB

Detached Garage Exterior Area 309.57 sq ft
Interior Area 279.24 sq ft



PREPARED 2024/10/02



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