



THE A-TEAM

RE/MAX FIRST

242 CHELSEA HEATH , Chestermere T1X 2N4

MLS®#: A2174720 Area: Chelsea\_CH Listing Date: 10/22/24 List Price: \$639,900
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Chestermere
Year Built: 2023
Lot Sz Ar: 3,484 sqft
Lot Shape:

DOM

60
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:

Lot Feat: Back Lane,Back Yard,City Lot,Rectangular Lot
Park Feat: Double Garage Detached,Garage Door Opener,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Off Street,On Street,Owned,Private Electric Vehicle Charging Station(s)

Parking

Ttl Park: 3
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Lighting,Playground,Private Entrance

Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Carpet,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Microwave Hood Fan,Washer/Dryer
Int Feat: Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Living Room, Kitchen, 4pc Bathroom, Bedroom, 4pc Ensuite bath, Foyer, Dining Room, Bonus Room, Mud Room, Family Room, and Bedroom with their respective levels and dimensions.

**Bedroom - Primary  
Furnace/Utility Room**

**Upper  
Basement**

**11`11" x 13`8"  
0`0" x 0`0"**

**Laundry  
Porch - Enclosed**  
Legal/Tax/Financial

**Upper  
Main**

**0`0" x 0`0"  
0`0" x 0`0"**

Title:  
**Fee Simple**  
Legal Desc:

**2110413**

Zoning:  
**R-1**

Remarks

Pub Rmks: **UPGRADES: DOUBLE DETACHED GARAGE** equipped with an **ELECTRIC VEHICLE CHARGING STATION**, and a fully fenced yard for added privacy. Welcome to your dream home, **NEWLY BUILT** in 2023! This stunning property offers **NEARLY 1900 SQFT** of modern living space, with a total of **MORE THAN 2700 SQFT**. Enjoy the equal quality of the other brand-new-built homes in the area but without the wait (**IMMEDIATE POSSESSION**) and have all the **DESIRABLE UPGRADES** at a **COMPETITIVE PRICE** comparable to a standard new build. The location is unbeatable, with top-rated schools, Costco, Walmart, parks, and other amenities just minutes away. You'll also be close to Chestermere Lake, which hosts many events year-round, and there's a walking trail with a pond across the street. Plus, the property comes with **THE ALBERTA NEW HOME WARRANTY PROGRAM** for added peace of mind. Chelsea is one of the **BEST NEW COMMUNITIES** in Chestermere, and it's very close to Calgary, offering a perfect blend of comfort, convenience, and community. Don't miss out on this opportunity to live in a beautiful home in a fantastic neighborhood!

Inclusions:  
Property Listed By:

**Negotiable  
CIR Realty**

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











