



THE
A-TEAM

**RE/MAX
FIRST**

107 CHELSEA Channel, Chestermere T1X 0B3

MLS®#: **A2176271** Area: **Chelsea_CH** Listing Date: **10/30/24** List Price: **\$859,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2023**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,293 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,377**
 Low Sqft:
 Ttl Sqft: **2,377**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Driveway, Garage Door Opener, Triple Garage Attached**

Utilities and Features

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator**
 Int Feat: **Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 10`7"	Flex Space	Main	10`6" x 11`0"
Living Room	Main	13`0" x 16`0"	Dining Room	Main	10`0" x 11`6"
Kitchen	Main	11`9" x 17`10"	Mud Room	Main	7`8" x 8`5"
2pc Bathroom	Main	4`9" x 4`11"	5pc Ensuite bath	Upper	10`2" x 12`5"
5pc Bathroom	Upper	5`0" x 11`7"	Bedroom - Primary	Upper	14`0" x 15`10"
Bedroom	Upper	12`0" x 12`0"	Bedroom	Upper	10`4" x 14`0"

Bonus Room

Upper

14`0" x 15`6"

Laundry
Legal/Tax/Financial

Upper

5`4" x 9`5"

Title:
Fee Simple
Legal Desc:

221 1705

Zoning:
TBD

Remarks

Pub Rmks:

THIS IS A QUICK POSSESSION HOME! - Welcome to your dream home! This stunning TRIPLE CAR GARAGE residence in Chestermere is perfectly nestled against serene GREENSPACE, offering a seamless blend of comfort and luxury for a tranquil and convenient lifestyle. Upon entering, you'll find a spacious main floor flex room, ideal for a home office, study, or additional living space. The chef's kitchen features exquisite quartz countertops, perfect for all your culinary creations, while the 9' knock-down ceilings enhance the grandeur of the main floor, creating an open and airy atmosphere. The impressive two-storey great room serves as the heart of the home, adorned with expansive windows that fill the space with natural light. An inviting electric fireplace adds warmth and coziness, making it perfect for relaxing evenings. The open-to-below area overlooking the great room adds an element of elegance and sophistication. Retreat to the luxurious owner's suite, a true haven featuring a lavish 5-piece ensuite—your serene oasis for unwinding after a long day. The home's functionality is complemented by a full sink in the laundry room, making everyday chores effortless. Additionally, the property includes a 9' basement foundation with a separate side entrance, prepped for future enhancements with rough-ins for a 3-piece bathroom, laundry hookups, and a bar, providing a blank canvas for your customization. Step outside to your private rear deck, complete with stairs and aluminum railings—perfect for outdoor entertaining or enjoying the peaceful surroundings. Located just minutes from an eco-park, schools, a neighborhood plaza, and the East Hills Shopping Centre, all conveniences are easily accessible. Don't miss the chance to make this exquisite home yours and experience modern living at its finest. Schedule a viewing today (Area size calculated using RMS based on the builder's blueprints.)

Inclusions:
Property Listed By:

None
eXp Realty

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











