



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 CHELSEA Cape, Chestermere T1X 2H4**

MLS®#: **A2179262**

Area: **Chelsea\_CH**

Listing Date: **11/22/24**

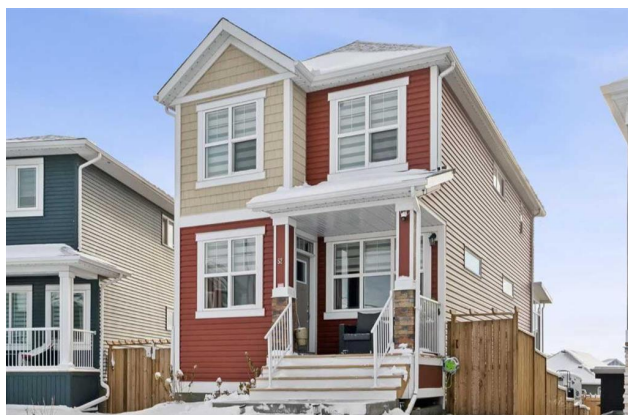
List Price: **\$699,900**

Status: **Pending**

County: **Chestermere**

Change: **-\$20k, 02-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **3,892 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,755**  
Low Sqft:  
Ttl Sqft: **1,755**

DOM

**60**  
Layout  
Beds: **5 (3 2)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Irregular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`2" x 9`6"
Living Room	Main	16`6" x 14`4"
Game Room	Basement	16`11" x 8`9"
Furnace/Utility Room	Basement	9`6" x 7`10"
Bedroom - Primary	Upper	13`9" x 11`11"
Bedroom	Upper	9`1" x 8`11"
Bedroom	Basement	12`2" x 8`6"

Room	Level	Dimensions
Dining Room	Main	15`4" x 9`11"
Bonus Room	Upper	13`8" x 12`4"
Laundry	Upper	4`2" x 3`3"
Sunroom/Solarium	Main	11`6" x 9`6"
Bedroom	Upper	12`2" x 9`8"
Bedroom	Basement	9`6" x 8`6"
2pc Bathroom	Main	6`5" x 4`11"

4pc Bathroom  
4pc Ensuite bath

Basement  
Upper

8`6" x 4`11"  
9`11" x 6`8"

4pc Bathroom

Upper

8`4" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2010045**

Remarks

Pub Rmks:

**WELCOME TO CHELSEA IN CHESTERMERE! An amazing TURNKEY HOME with five bedrooms , fully developed basement and lots of upgrades. As you enter, you will be greeted with an open concept floor plan. The main floor highlights a spacious living and dining rooms with elegant chandeliers. The adjacent area flows onto a modern chef's kitchen with ample cabinetry and an island with quartz countertops and a full stainless appliance package. Head out from the kitchen onto a gorgeous sunroom for the family to relax and enjoy the sunshine and even on snowy days. The main floor also features 9-foot ceilings, luxury vinyl plank flooring, a convenient 2-piece bathroom, featured walls by living and dining areas coupled with remote controlled electric blinds and a fireplace at living room area. At the upper floor, a stunning primary suite showcases a featured wall, a walk-in closet, 4-piece ensuite with quartz countertops and dual vanities. There are two additional bedrooms, a full bathroom, a bonus room perfect for a movie night or a playroom and a laundry area for added convenience. The fully developed walk-out basement features a luxury vinyl plank flooring, two additional bedrooms, full bathroom, a recreational room with featured wall and a remote-controlled electric fireplace. Additional feature is the LED customizable exterior lighting. It's ready for you to move in and enjoy. BACK TO MARKET DUE TO BUYER'S UNABLE TO SECURE FINANCING.**

Inclusions:  
Property Listed By:

**Refrigerator at Basement and TV Set at Main Floor Living Room  
CIR Realty**

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











