



THE
A-TEAM

**RE/MAX
FIRST**

331 CHELSEA Passage, Chestermere T1X0L3

MLS®#: **A2180777** Area: **Chelsea_CH** Listing Date: **11/28/24** List Price: **\$849,999**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,234 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,475**
 Low Sqft:
 Ttl Sqft: **2,475**

DOM

23
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Other**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction:
See Remarks
 Flooring:
Laminate
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Electric Range,Range Hood,Washer/Dryer**
 Int Feat: **Double Vanity,French Door,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`5" x 5`0"	Bedroom	Main	10`6" x 9`5"
Dining Room	Main	11`0" x 8`6"	Family Room	Main	13`7" x 14`3"
Kitchen	Main	10`10" x 12`10"	Living Room	Main	13`7" x 17`10"
4pc Bathroom	Upper	5`0" x 8`10"	4pc Ensuite bath	Upper	4`11" x 8`1"
5pc Ensuite bath	Upper	11`0" x 17`2"	Bedroom	Upper	9`10" x 11`11"
Bedroom	Upper	12`5" x 11`5"	Bedroom	Upper	10`6" x 11`11"
Laundry	Upper	10`7" x 7`7"	Bedroom - Primary	Upper	13`1" x 14`10"

Walk-In Closet

Upper

7'7" x 8'5"

Walk-In Closet
Legal/Tax/Financial

Upper

9'11" x 5'0"

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks: **Enjoy Christmas & New Year in this Astonishing BRAND NEW never Occupied 5 BEDROOMS - 4 BATHROOMS - TRIPPLE CAR GARAGE house in CHELSEA Chestermere. The moment you enter, you will find 9 Ft Ceiling throughout and greeted with a LARGE LIVING ROOM & 2 Entryway Closets, leads to a BEDROOM and FULL BATH for additional Convenience. The second LIVING ROOM comes with TONS of Windows and TILE FACED GAS FIREPLACE for extra warmth , Extends into CHEF INSPIRED KITCHEN which comes with Built-in STAINLESS STEEL APPLIANCES - QUARTZ COUNTERTOP ISLAND - QUALITY Cabinetry with Extended Upper Cabinets and Additional SPICE KITCHEN and Walk-in Pantry. You will also find an Additional DINING AREA which leads to the backyard and not to forget this house sits on a BACKING ONTO GREEN SPACE Lot. Upper level you will find 2 MASTER BEDROOMS with DROP DOWN CEILINGS & Ensuite BATHROOM with Walk-in Closet leads to your Spacious LAUNDRY. Additionally there are 2 more Bedrooms which shares Full Bathroom. The strategically placed side entrance presents an excellent opportunity for potential future development. This house is just a MINUTES AWAY FROM CHESTERMERE LAKE, SHOPPING CENTERS AND MANY SCHOOLS! Do not Miss this Amazing Opportunity to own this Masterpiece. BOOK YOUR SHOWINGS TODAY!!**

Inclusions:
Property Listed By: **Garage Controls
Coldwell Banker YAD Realty**

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







