



THE
A-TEAM

**RE/MAX
FIRST**

347 CHELSEA Passage, Chestermere T1X 2P5

MLS® #: **A2183606** Area: **Chelsea_CH** Listing Date: **12/15/24** List Price: **\$869,000**
Status: **Active** 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: **5,133 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,521**
Low Sqft:
Ttl Sqft: **2,521**

DOM

6

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **City Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`1" x 11`5"	Bedroom	Upper	11`5" x 9`11"
Bedroom	Upper	10`4" x 9`11"	Bedroom	Upper	11`5" x 9`9"
Living Room	Main	14`0" x 13`1"	Kitchen	Main	17`10" x 13`2"
Dining Room	Main	13`11" x 9`0"	Spice Kitchen	Main	11`7" x 6`0"
2pc Bathroom	Main	6`0" x 5`6"	5pc Bathroom	Upper	10`10" x 4`11"
6pc Ensuite bath	Upper	14`3" x 11`5"	Bonus Room	Upper	15`3" x 10`0"
Den	Main	11`5" x 10`4"	Laundry	Upper	5`8" x 3`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2111677**

Zoning: **TBD**

Remarks

Pub Rmks: **This home characterizes luxury living at its finest. Home is over 3500 square feet of living space, including the basement. The main floor offers a spacious sitting area, spice kitchen and chef's kitchen complete with appliances. Upstairs, indulge in the master bedroom along with 6- piece Bath. In addition, 3 bedrooms and 5- piece Bath ensuring ample room for family and guests. Don't miss your chance to own this beautiful home. Schedule your private tour today for viewing.**

Inclusions: **N/A**
 Property Listed By: **SkaiRise Realty**

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



