



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**347 CHELSEA Passage, Chestermere T1X 2P5**

MLS®#: **A2183606**

Area: **Chelsea\_CH**

Listing Date: **12/15/24**

List Price: **\$849,000**

Status: **Active**

County: **Chestermere**

Change: **-\$20k, 16-Jan**

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

**37**  
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
Bedroom - Primary	Upper	15`1" x 11`5"
Bedroom	Upper	10`4" x 9`11"
Living Room	Main	14`0" x 13`1"
Dining Room	Main	13`11" x 9`0"
2pc Bathroom	Main	6`0" x 5`6"
6pc Ensuite bath	Upper	14`3" x 11`5"
Den	Main	11`5" x 10`4"

Room	Level	Dimensions
Bedroom	Upper	11`5" x 9`11"
Bedroom	Upper	11`5" x 9`9"
Kitchen	Main	17`10" x 13`2"
Spice Kitchen	Main	11`7" x 6`0"
5pc Bathroom	Upper	10`10" x 4`11"
Bonus Room	Upper	15`3" x 10`0"
Laundry	Upper	5`8" x 3`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2111677**

Remarks

Pub Rmks: **This home epitomizes luxury living at its finest, offering over 3,500 square feet of living space, including the basement. The main floor features a spacious sitting area, a well-appointed spice kitchen, and a chef's kitchen equipped with high-end appliances. Upstairs, indulge in the master bedroom, complete with a luxurious 6-piece ensuite bath. In addition, there are 3 generously sized bedrooms and a beautifully designed 5-piece bathroom, ensuring ample space for family and guests. Don't miss your opportunity to own this stunning home. Schedule your private tour today to experience all that it has to offer.**

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

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









