



THE
A-TEAM

**RE/MAX
FIRST**

350 CHELSEA Hollow, Chestermere T1X 2T3

MLS®#: **A2184496** Area: **Chelsea_CH** Listing Date: **01/06/25** List Price: **\$669,999**
 Status: **Active** County: **Chestermere** Change: **-\$5k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,726 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,544**
 Low Sqft:
 Ttl Sqft: **1,544**

DOM

16
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Rectangular Lot,Zero Lot Line**
 Park Feat: **Concrete Driveway,Off Street,On Street,Parking Pad**

Utilities and Features

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator**
 Int Feat: **High Ceilings,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`11"	Dining Room	Main	16`7" x 9`3"
Kitchen	Main	13`1" x 13`6"	Living Room	Main	14`7" x 13`3"
4pc Bathroom	Second	7`10" x 4`11"	5pc Ensuite bath	Second	9`0" x 12`2"
Bedroom	Second	9`3" x 10`11"	Bedroom	Second	9`4" x 10`11"
Bedroom - Primary	Second	11`6" x 12`3"	4pc Bathroom	Basement	4`11" x 7`8"
Nook	Basement	4`5" x 9`10"	Bedroom	Basement	12`5" x 11`11"
Bedroom	Basement	10`5" x 9`3"	Game Room	Basement	11`2" x 12`10"

Furnace/Utility Room

Basement

6`9" x 7`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211705

Zoning:

R1

Remarks

Pub Rmks:

Built in 2023 by Truman Homes, this single-family laned home in the thriving community of Chelsea, Chestermere, offers modern design and incredible versatility. Featuring 5 and 3.5 bathrooms, this property is perfect for families or investors. The home includes quartz countertops throughout, 9-foot ceilings, and brand-new appliances. The fully finished basement, with a separate entrance, provides an excellent opportunity for rental income, whether for upstairs and downstairs tenants or for a family looking to offset their mortgage. Conveniently located on a cul-de-sac, this property offers ample street parking, along with a concrete parking pad in the back alley. Move-in ready and priced at \$675,000, this home combines style, functionality, and an excellent location. Book your showings!

Inclusions:

ALL FURNITURE

Property Listed By:

Real Broker

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









