

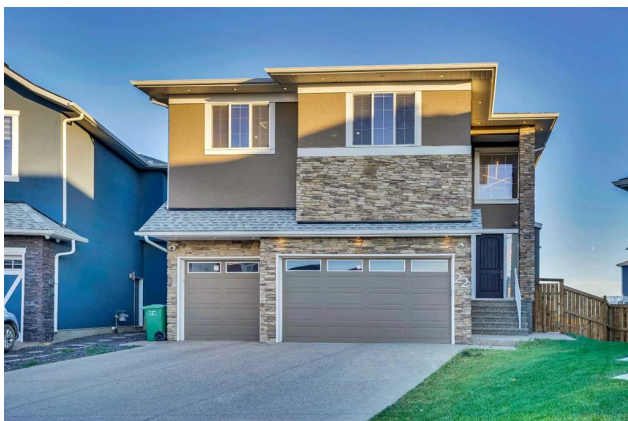


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 CHELSEA Bay, Chestermere T1X 1Z3**

MLS®#: **A2186154**      Area: **Chelsea\_CH**      Listing **01/08/25**      List Price: **\$1,189,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2020**      Abv Sqft: **2,945**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,716 sqft**      Ttl Sqft: **2,945**  
 Lot Shape:

DOM

**2**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **Driveway,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Smart Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 13`3"	Kitchen	Main	14`0" x 12`0"
Family Room	Main	14`5" x 14`5"	Dining Room	Main	12`0" x 7`10"
3pc Bathroom	Main	8`4" x 5`7"	2pc Bathroom	Main	7`2" x 3`0"
Bedroom	Main	11`3" x 9`1"	Spice Kitchen	Main	11`3" x 5`0"
Bedroom - Primary	Second	14`6" x 13`3"	5pc Ensuite bath	Second	12`7" x 9`6"
5pc Bathroom	Second	11`6" x 4`11"	3pc Ensuite bath	Second	9`1" x 4`11"
Bedroom	Second	13`1" x 14`10"	Bedroom	Second	11`6" x 10`0"

<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`1"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>17`0" x 14`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`0" x 5`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>9`6" x 4`10"</b>
<b>Living Room</b>	<b>Basement</b>	<b>18`9" x 13`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 11`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 11`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`3" x 5`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`8" x 11`8"</b>			

Legal/Tax/Financial

Title: Fee Simple Zoning: r1  
Legal Desc: 2010045

Remarks

Pub Rmks: **WELCOME TO 22 CHELSEA BAY, ONE OF THE MOST UPGRADED HOME WITH STATE OF THE ART FINISHINGS ON THE STREET SITS ON A HUGE PIE SHAPE WALK OUT LOT , BACKS ONTO GREEN SPACE/FUTURE SCHOOL FIELD, OVER 4000 SQFT LIVEABLE AREA - 7 BEDS, 6 BATHS, BACKYARD/DECK AND PATIO, CUL DE SAC, ATTACHED 3 CAR GARAGE, AIR CONDITIONING! - Beautiful home with too many upgrades and elegant design including OPEN TO ABOVE SPACES - Walking into this home you are greeted with a large foyer that opens into a breathtaking living WITH FIRE PLACE BEAUTIFULLY TILED ALL THE WAY TO THE ROOM AND ELEGANT YET MODERN LGHTINGS THROUGHOUT THE WHOLE HOUSE, kitchen and dining space all in a OPEN FAMILY ROOM WITH FIREPLACE WALL FEATURE . The ELEGANT STARECASE is a focal point in this space and the main floor has an 3PC ENSUITE BEDROOM and additional 2PC bath. The OVER SIZED TRIPLE HEATED GARAGE GIVES YOU ENOUGH SPACE TO PARK YOUR VEHICLES AND TOYS . The living room has large OPEN TO ABOVE spaces and huge windows that bring in a lot of natural light. The kitchen is expansive with many BUILT IN STAINLESS STEEL appliances and a large ISLAND , huge spice kitchen for all the cooking for family events . This floor is complete with deck access that overlooks the GREEN SPACE THAT WILL BE A SCHOOL FIELD. The upper level has 4 GENEROUS SIZE BEDROOMS WITH WALK IN CLOSETS, 3 BATHS, LAUNDRY AND HUGE BONUS ROOM WITH MODERN CABINETRY WALL UNIT . The primary bedroom has a private balcony and 5PC ensuite with a SOAK TUB and DOUBLE VANITY . Also one of the bedrooms has a 3PC ensuite. The WALK OUT BASEMENT has TWO BEDROOMS , BATHROOM , HUGE LIVING AREA. There is also a WET BAR and this space WALKS OUT onto a large PATIO with FENCED BACKYARD access. VERY CLEAN ,BEAUTIFUL HOME SHOWS BRAND NEW ,VERY WELL KEPT PROPERTY MINUTES TO THE CHESTERMERE LAKE AND SHOPPING ,SCHOOLS AND ALL AMENITIES .EV CHARGER ROUGH IN , HOT WATER TANK ROUGH IN TO THE BACKYARD , SMART HOME TECHNOLOGY THROUGHOUT , EXTRA LIGHTING, BEAUTIFUL SOLID HOME IS PERFECT FOR GRWOING FAMILY WITH ENOUGH SPACE FOR EVERYONE**

Inclusions: NA  
Property Listed By: Royal LePage METRO

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

