



THE
A-TEAM

**RE/MAX
FIRST**

116 CHELSEA Drive, Chestermere T1X 1Z3

MLS®#: **A2187354** Area: **Chelsea_CH** Listing Date: **01/14/25** List Price: **\$610,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **2,782 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,465**
 Low Sqft:
 Ttl Sqft: **1,465**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`2" x 2`8"	Dining Room	Main	11`5" x 9`2"
Kitchen	Main	14`10" x 14`6"	Living Room	Main	13`5" x 12`10"
4pc Bathroom	Second	4`11" x 7`11"	4pc Ensuite bath	Second	5`8" x 7`11"
Bedroom	Second	9`5" x 11`11"	Bedroom	Second	9`4" x 11`11"
Bedroom - Primary	Second	13`2" x 11`2"	3pc Bathroom	Basement	5`1" x 8`3"
Bedroom	Basement	9`4" x 13`7"	Kitchen	Basement	12`5" x 8`9"
Living Room	Basement	14`6" x 9`10"	Furnace/Utility Room	Basement	8`3" x 8`11"

Title: **Fee Simple**
 Zoning: **R3**
 Legal Desc: **2010045**

Remarks

Pub Rmks: *****Bright and Beautiful Home with Developed Illegal Basement and Double Detached Garage*** Welcome to this exceptional property located in the highly sought-after community of Chelsea in Chestermere. Offering a perfect blend of style, functionality, and investment potential, this home boasts 4 bedrooms, 3.5 bathrooms, and a range of premium upgrades that make it stand out. As you enter, you are greeted by a welcoming foyer that creates a warm and inviting first impression. The main floor features a spacious living room with large windows that allow an abundance of natural light to fill the space. The sophisticated light gray luxury vinyl plank (LVP) flooring perfectly complements the modern aesthetic of the home. The gourmet kitchen is a highlight, featuring ceiling-height cabinetry, quartz countertops, upgraded backsplash tiles, high-quality stainless steel appliances (including a built-in microwave and over-the-range hood fan), an upgraded sink, and a generously sized pantry for added convenience. Upstairs, the primary bedroom offers a peaceful retreat with a spacious walk-in closet and a luxurious 3-piece ensuite. Two additional well-sized bedrooms, another 3-piece bathroom, and a convenient laundry area complete the upper level. The fully developed illegal basement is a standout feature, providing a separate exterior side entrance, LVP flooring, a comfortable bedroom, and a full bathroom with a tiled shower. Currently rented for \$1,100/month + 30% of utilities, it is an excellent opportunity for supplementary income. Additional features of the home include smart switches with dimmers, abundant recessed pot lights, ceramic tiles, under-mount sinks in bathrooms, a treated wooden deck with railings, and a double detached garage for secure parking and added storage. This well-maintained home is ideal for families and investors alike, with its premium location close to schools, parks, and amenities. The functional layout, elegant upgrades, and income-generating basement make it a rare find in the Chelsea community.**

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

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











