



THE
A-TEAM

**RE/MAX
FIRST**

134 CHELSEA Grove, Chestermere T1X 2N6

MLS®#: **A2187652** Area: **Chelsea_CH** Listing Date: **01/18/25** List Price: **\$688,888**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,851 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,728**
 Low Sqft:
 Ttl Sqft: **1,728**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized,Private Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

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

**Bonus Room
Laundry**

**Upper
Upper**

**12'3" x 9'11"
5'11" x 5'6"**

4pc Bathroom

Upper

8'5" x 4'11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110413

Zoning:
TBD

Remarks

Pub Rmks: **Experience modern luxury in this stunning 3-bedroom, 2.5-bath detached home in Chestermere, masterfully built by Truman Homes in 2021. Nestled on a quiet street on a desirable CORNER LOT, this 1,728 sqft residence boasts CENTRAL AIR CONDITIONING and an OVERSIZED 20' x 24' GARAGE with epoxy flooring and equipped with a 30 AMP 240V EV plug! Step into unparalleled elegance on the main floor, where soaring 9' ceilings and upgraded luxury vinyl plank flooring set the stage for sophisticated living. A striking custom floor-to-ceiling black tile feature wall with a sleek fireplace and built-in TV box creates a stunning focal point. The gourmet kitchen is a culinary masterpiece, boasting premium Samsung stainless steel appliances with gas stove, exquisite two-toned cabinetry with undermount lighting and an expansive quartz island offering additional seating for casual dining. The adjacent dining area offers a generous space for hosting, while a custom mudroom bench adds a touch of practical luxury. Upstairs, a spacious bonus room featuring the same upgraded luxury vinyl plank flooring as the main floor offers the perfect hangout spot for movie nights and family gatherings, while a cozy desk nook provides an ideal space for working from home or a dedicated study area for children. The luxurious primary suite showcases a spacious walk-in closet and an elegant spa-inspired 5-piece ensuite, complete with a freestanding soaker tub, dual vanities, and an upgraded floor-to-ceiling 10mm glass shower for the ultimate retreat. Two additional spacious bedrooms share a stunningly designed 4-piece bath and convenient upstairs laundry completes the top level! Endless possibilities await in the 707.10 sqft unfinished basement, offering a blank canvas for your dream space. The expansive backyard offers a stunning 17' x 24' stamped concrete patio, equipped with a gas line for BBQ, ideal for outdoor entertaining and relaxation, while a six-camera exterior security system provides peace of mind and enhanced security—seamlessly blending elegance with functionality for the ultimate living experience. Situated in picturesque Chestermere Lake, this city provides a tranquil escape while still being conveniently close to urban conveniences. The lake provides ample opportunities for recreational activities such as boating, fishing, swimming, and boasts beautiful parks, pathways, and beaches, making it a popular spot for outdoor enthusiasts and families. Don't miss out on the opportunity to make this beautiful house your new home in Chestermere!**

Inclusions:
Property Listed By: **Ecobee Thermostat, 6 Exterior Security Cameras, Bonus Room TV Mount (no tv)
eXp Realty**

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













