



THE
A-TEAM

**RE/MAX
FIRST**

351 CHELSEA Parade, Chestermere T1X 2V5

MLS®#: **A2187914**

Area: **Chelsea_CH**

Listing Date: **01/16/25**

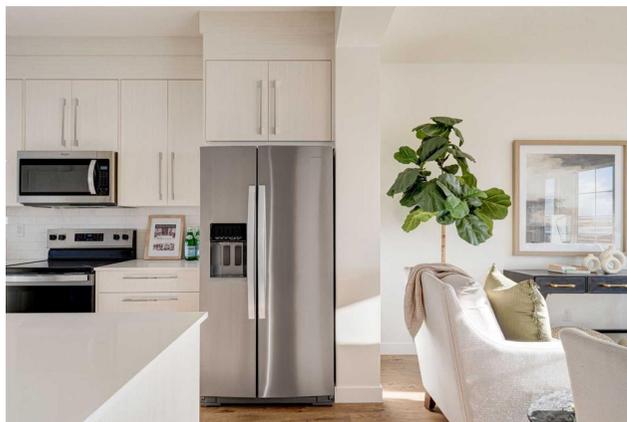
List Price: **\$549,900**

Status: **Pending**

County: **Chestermere**

Change: **+\$10k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **1,555**
Low Sqft:
Ttl Sqft: **1,555**

Lot Information

Lot Sz Ar: **2,887 sqft**
Lot Shape:

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bathroom Rough-in,Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`4" x 12`8"
Living Room	Main	13`10" x 12`8"
Laundry	Upper	5`2" x 3`4"
Bedroom - Primary	Upper	13`2" x 11`10"
Bedroom	Upper	9`4" x 8`2"
3pc Ensuite bath	Upper	8`0" x 5`6"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`8"
Foyer	Main	5`6" x 5`0"
Family Room	Upper	14`10" x 7`10"
Bedroom	Upper	9`4" x 9`0"
2pc Bathroom	Main	5`10" x 4`10"
4pc Bathroom	Upper	7`11" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2311511

Remarks

Pub Rmks:

Welcome to your brand new, stunning end-unit townhome, perfectly situated in one of Chestermere's most sought-after and newest communities, Chelsea. This exquisite residence offers the ultimate blend of modern living, luxury, and convenience. Notably, this is a freehold townhome, which means NO CONDO FEES, providing you with the freedom and flexibility to enjoy your home to the fullest. As you step inside, you'll immediately notice the spaciousness and elegance of this home. With three bedrooms and a bonus space located upstairs, you'll find ample room for your family or guests. The master suite is a true sanctuary, featuring a walk-in closet that's perfect for your wardrobe and an ensuite bathroom with double vanities, ensuring both comfort and style. The heart of this home resides on the main floor, where a beautiful kitchen awaits. Adorned with sleek quartz countertops and stainless steel appliances, this kitchen is a chef's dream come true. Whether you're preparing a gourmet meal or hosting friends and family, this space offers both functionality and aesthetics. Looking to unleash your creativity? The basement of this townhome is undeveloped, providing a blank canvas for your imagination. Create the ultimate entertainment space, a home gym, or even a cozy retreat - the choice is yours. Outside, you'll find a detached double garage (completion est. spring/summer 2025) ensuring that your vehicles are well-protected from the elements and providing additional storage space. The backyard is perfect for hosting outdoor gatherings with loved ones. With its prime location, freehold ownership, three spacious bedrooms, elegant finishes, and the opportunity to customize the basement, this home offers everything you need for modern, comfortable living. Don't miss out on the chance to make this exceptional property your own.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











