



THE
A-TEAM

**RE/MAX
FIRST**

105 CHELSEA Glen, Chestermere T1X 2P4

MLS®#: **A2188204**

Area: **Chelsea_CH**

Listing Date: **01/17/25**

List Price: **\$649,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **1,826**
Low Sqft:
Ttl Sqft: **1,826**

DOM

5
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,231 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Interior Lot,Level,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	13`0" x 9`11"
Dining Room	Main	13`2" x 8`5"
4pc Bathroom	Main	5`6" x 9`9"
Bedroom	Upper	8`11" x 13`0"
Bonus Room	Upper	13`8" x 13`11"
Bedroom - Primary	Upper	10`11" x 11`11"

Room	Level	Dimensions
Family Room	Main	12`11" x 13`3"
Kitchen	Main	12`11" x 12`0"
Bedroom	Upper	9`9" x 9`11"
4pc Bathroom	Upper	4`11" x 8`11"
Laundry	Upper	4`11" x 7`4"
4pc Ensuite bath	Upper	4`11" x 9`5"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-1PRL**

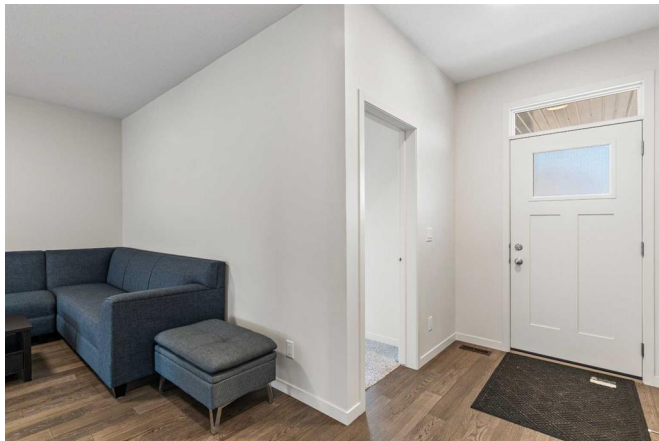
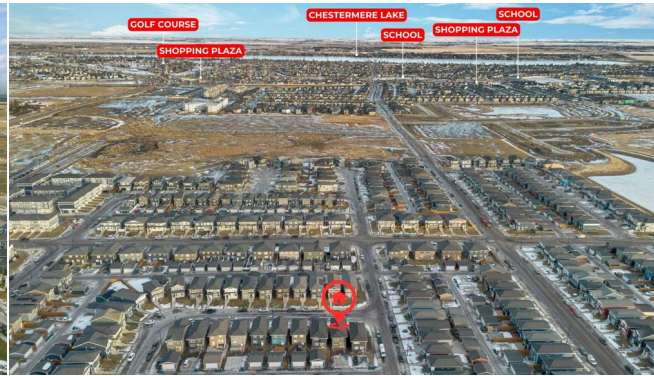
Legal Desc: 2111677

Remarks

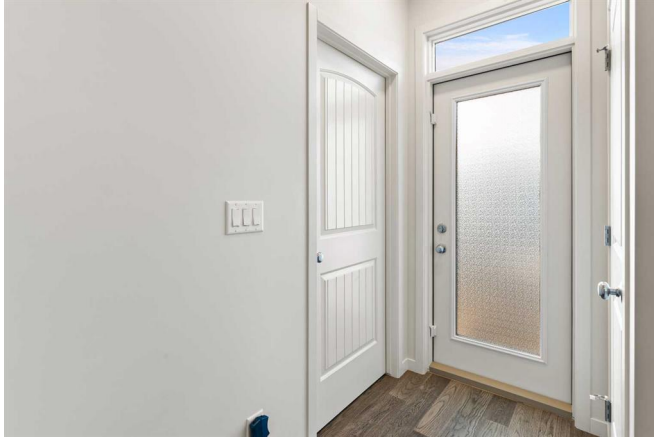
Pub Rmks: **AMAZING INVESTMENT/STARTER PROPERTY - Offering over 1800 sq ft of Luxurious Living Space with 4 Bedrooms, 3 FULL Baths & Concrete Parking Pad (easy to convert to garage; subject to city approval) - MAIN FLOOR BEDROOM & FULL BATH - SEPARATE ENTRANCE (Making it ideal for building a legal/illegal suite in the basement; subject to city approval) - Simple and functional Open Floorplan Concept - Main floor offers a BEDROOM & FULL BATH, family room, dining and well designed kitchen with stunning cabinetry, Stainless Steel Appliances, Quartz Countertops and Kitchen Island - The usage of living space on the upper level is immaculate; featuring a large Bonus room, 3 well sized bedroom and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that comes with its own ensuite and W.I.C! Easy Access to all the amenities in Chestermere as well as Rainbow Road, 17 Ave SE and Glenmore Trail SE - GREAT VALUE & AMAZING LOCATION**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









105 Chelsea Gin, Chestermere, AB

1st Floor Exterior Area 894.54 sq ft
Interior Area 817.50 sq ft



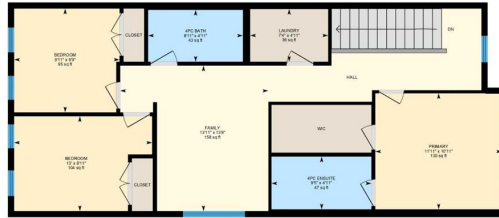
PREPARED: 2020/01/16

When regions are included from third floor area in BIGGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



105 Chelsea Gin, Chestermere, AB

2nd Floor Exterior Area 931.53 sq ft
Interior Area 854.27 sq ft



PREPARED: 2020/01/16

When regions are included from third floor area in BIGGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

