



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 CHELSEA Glen, Chestermere T1X 2P4**

MLS®#: **A2188304**      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**  
Lot Information  
 Lot Sz Ar: **3,231 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,821**  
 Low Sqft:  
 Ttl Sqft: **1,821**

DOM

**78**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
 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	12`11" x 9`11"
Dining Room	Main	13`3" x 9`6"
4pc Bathroom	Main	5`6" x 9`8"
Bedroom	Upper	8`11" x 13`0"
4pc Bathroom	Upper	4`11" x 9`1"
Bedroom - Primary	Upper	10`11" x 12`0"

Room	Level	Dimensions
Family Room	Main	19`0" x 12`2"
Kitchen	Main	12`10" x 12`0"
Bedroom	Upper	9`8" x 9`7"
Bonus Room	Upper	13`8" x 10`5"
Laundry	Upper	4`11" x 7`3"
4pc Ensuite bath	Upper	4`11" x 9`5"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-1PRL**

Legal Desc: 2111677

Remarks

Pub Rmks: **PERFECT STARTER / INVESTMENT 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**













