



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**552 CHELSEA GARDENS , Chestermere T1X2V5**

MLS®#: **A2193334**

Area: **Chelsea\_CH**

Listing Date: **02/09/25**

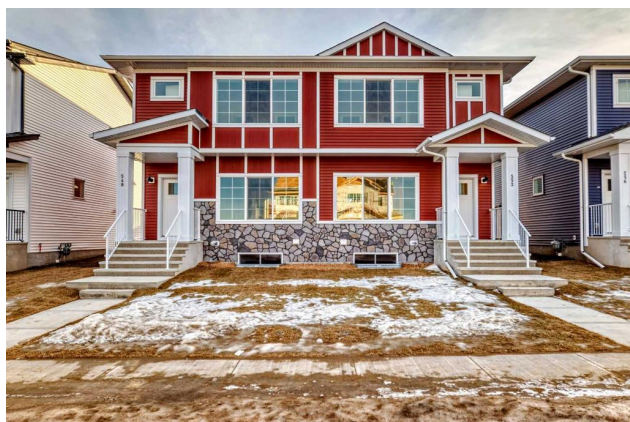
List Price: **\$569,900**

Status: **Active**

County: **Chestermere**

Change: **-\$3k, 15-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**1,479**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,479**

Lot Information

Lot Sz Ar:

**2,974 sqft**

Lot Shape:

DOM

**13**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Interior Lot,Level,Street Lighting  
Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Tray Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>5`1" x 6`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 13`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`7"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`11" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`5"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 12`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 13`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 8`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`10" x 2`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-3**

**2311511**

Remarks

Pub Rmks: **Discover your perfect BRAND NEW Home in Chestermere! Thoughtfully crafted, this stunning residence seamlessly blends modern design, top-tier craftsmanship, and exceptional functionality. With a SEPARATE SIDE ENTRANCE, this home is designed for comfortable living and endless possibilities. Featuring THREE spacious BEDROOMS and two and half Washrooms, it provides the flexibility to adapt to your lifestyle. At the heart of the home lies the chef-inspired kitchen, boasting full-height cabinetry with soft-close doors and drawers, elegant quartz countertops, and a stainless steel appliance package that combines style and durability. The main floor showcases 9-FOOT CEILINGS and premium LVP flooring, creating a bright and open atmosphere that flows effortlessly between spaces. The primary bedroom is a serene retreat with its tray ceiling, spacious walk-in closet, and well-appointed 3-piece ensuite, offering a private haven of comfort and style. Convenience is paramount on the upper level, featuring a dedicated laundry room with a washer and dryer, as well as a modern 4-piece bathroom to serve the additional bedrooms. The unfinished basement, complete with a separate side entrance, offers a blank canvas for customization—whether it's a home gym, extra storage, or additional living quarters. A spacious DOUBLE CAR GARAGE, currently under development, ensures ample room for parking and storage, adding even more value to this exceptional home. This home is a perfect blend of style, function, and versatility, located next to community pond/walking trails and comes with NEW HOME WARRANTY for your peace of mind. Chelsea is Chestermere's gateway, positioned just five minutes from the picturesque Chestermere Lake, and with easy access to Calgary, this home offers the perfect balance of tranquillity and convenience. Quick access to Stoney Trail and other major highways ensures you're never far from where you need to be. With local amenities including transit services from Calgary, this is the ideal place to call home.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage METRO**

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





