



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 CHELSEA Place, Chestermere T1X 2T2**

MLS®#: **A2194803**

Area: **Chelsea\_CH**

Listing Date: **02/20/25**

List Price: **\$639,000**

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: **3,352 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,726**  
Low Sqft:  
Ttl Sqft: **1,726**

DOM

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

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

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Storage,Tray Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>50`0" x 43`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>40`2" x 30`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>39`11" x 33`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>20`3" x 19`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>34`5" x 30`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`9" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>27`1" x 16`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>49`9" x 48`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>24`4" x 19`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>19`2" x 17`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>47`0" x 37`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>34`5" x 30`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>30`4" x 29`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>92`11" x 90`6"</b>

**Storage**                      **Basement**                      **57`8" x 33`4"**                      Legal/Tax/Financial

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Title:                                      Zoning:                                      **RG-1**  
**Fee Simple**                                      **2211705**  
Legal Desc:                                      Remarks

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Pub Rmks:                                      **Discover the perfect blend of style and comfort in this beautiful home, located in the desirable Chelsea community of Chestermere. As you enter, you're welcomed by a spacious foyer and an inviting open-concept floor plan. The main floor highlights a bright, modern chef's kitchen, complete with upgraded cabinetry extending to the ceiling, a large island with leathered quartz countertops, and a full stainless steel appliance package. The adjacent dining area flows seamlessly into the spacious living room, making it ideal for family gatherings, entertaining, and relaxation. The main floor also features 9-foot ceilings, luxury vinyl plank flooring, a convenient 2-piece bathroom, and a mudroom with a built-in bench, along with a separate side entrance. Upstairs, the stunning primary suite showcases elegant tray ceilings and a luxurious 5-piece ensuite, which includes a freestanding tub, tiled shower, dual vanities with quartz countertops, and a walk-in closet. The upper level is completed by two additional bedrooms, a full bathroom, a bonus room perfect for movie nights or a playroom, and a laundry area for added convenience. The unfinished basement, with its own separate side entrance, offers endless potential for customization. This beautifully built home is just moments from playgrounds, walking paths, shopping, and the serene Chestermere Lake, making it perfectly suited to your lifestyle. Book your private tour today!**

Inclusions:                                      **N/A**  
Property Listed By:                                      **The Real Estate District**

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







