



THE
A-TEAM

**RE/MAX
FIRST**

32 CHELSEA Cape, Chestermere T1X 1Z4

MLS®#: **A2197124** Area: **Chelsea_CH** Listing Date: **02/25/25** List Price: **\$724,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Chestermere**
 City/Town: **2021**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,574 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,796**
 Low Sqft:
 Ttl Sqft: **1,796**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`0"	Breakfast Nook	Main	9`3" x 9`11"
Dining Room	Main	14`0" x 12`0"	Kitchen	Main	12`11" x 17`2"
Living Room	Main	11`10" x 12`5"	4pc Bathroom	Upper	8`3" x 4`11"
4pc Ensuite bath	Upper	8`3" x 9`5"	Bedroom	Upper	9`11" x 11`1"
Bedroom	Upper	10`7" x 10`11"	Loft	Upper	13`0" x 14`8"
Bedroom - Primary	Upper	12`5" x 15`0"	3pc Bathroom	Basement	4`11" x 9`6"
Bedroom	Basement	10`5" x 11`3"	Laundry	Basement	6`9" x 5`1"

**Game Room
Walk-In Closet**

**Basement
Basement**

**12`10" x 27`6"
8`11" x 9`3"**

Furnace/Utility Room

Basement

10`5" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2010045

Zoning:
RC-1

Remarks

Pub Rmks: **Open Concept main floor with 9' Ceilings and Luxury Vinyl Plank, herringbone, water proof, scratch resistant, pet proof! Main floor Features Formal Dining / Flex Room, 3D acoustic wall panelling feature wall in the living room, Ultra Modern Kitchen with Island, Granite and Corner pantry and a Mud Room! Upstairs offers Mohawk Smart Strand Silk, Stainless Carpet throughout 3 bedrooms (huge primary bedroom) + bonus room. Luxury Vinyl Tile complete the upgraded bathrooms. Lower Level offers 4th bedroom with walk in closet, full bathroom and huge multipurpose media room equip with Sound system. Banded shade window coverings throughout. Central A/C! Charming front porch, large back deck, fully fenced with double car garage. Incredible family home! OPEN HOUSE SATURDAY MARCH 1, 1 - 3 PM.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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













