

## 249 CHELSEA Court, Chestermere T1X2Z4

MLS®#:	A2200045	Area:	Chelsea_CH	Listing Date:	03/11/25	List Price: <b>\$678,900</b>
Status:	Active	County:	Chestermere	Change:	-\$21k, 21-Mar	Association: Fort McMurray

		General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Semi Detached (H Duplex) Chestermere 2024 3,447 sqft Back Yard Double Garage At	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	2,100 2,100	DOM 25 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (4 ) 2.5 (2 1) 2 Storey,Attached- Side by Side 4 2					
			Utilities and Featu	ıres								
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas None		Floorin <b>Carpe</b>	Vinyl Siding,Wood Fra	ame							
Kitchen Appl: Int Feat:	Fnd/Bsmt: Poured Concrete Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater French Door,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)											
Utilities:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Room Information									
<u>Room</u>	Level Dimensions		Room Level Legal/Tax/Financial			Dimensions						
Title: Fee Simple Legal Desc:	TBD	Zoning: <b>TBD</b>										
			Remarks									
Pub Rmks:							ces, a chimney hoodfan, and a e great room is highlighted by					

an electric fireplace, creating a cozy atmosphere. Step outside to the rear deck with a BBQ gas line, perfect for outdoor entertaining. Upstairs, you'll find a vaulted bonus room with additional windows throughout, filling the space with natural light. A side entrance and 9' basement ceilings complete this beautiful home. Photos are representative.

Inclusions: Property Listed By: N/A Bode Platform Inc.

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





