



GRASSROOTS
REALTY GROUP

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136 Chelsea Drive
Chestermere, Alberta

MLS # A2227636



\$614,900

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,683 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gazebo, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed (Backyard)

Modern & Stylish 2022-Built Home with Covered Deck and Oversized Garage This beautifully crafted home offers approximately 1,700 sq. ft. of living space on a 2,900 sq. ft. lot, combining comfort, style, and convenience. Built in 2022, this residence is perfect for families seeking modern finishes and functional design. The main floor features an open-concept layout with a spacious living and dining area, a stunning kitchen with quartz countertops, gas range, dual sink with a window, ample cabinetry, and a walk-in pantry. A custom-built bar adds a unique touch for entertaining. A half bathroom completes the main level. The upper level offers 3 bedrooms and 2 full bathrooms, including a luxurious primary suite with a 5-piece ensuite finished in ceramic tile. Two additional bedrooms share a modern full bathroom, also with elegant ceramic tiling. At the rear of the home, enjoy a huge covered deck, zero-maintenance backyard, and an oversized detached garage with convenient back alley access—perfect for extra storage or parking. Located just minutes from major amenities including Walmart, Costco, Cineplex, Chestermere Lake, schools, and green spaces, this home offers the ideal blend of suburban comfort and urban convenience.