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## 431 Chelsea Port Crossing Chestermere, Alberta

MLS # A2243764



\$599,100

Division:	Chelsea_CH				
Type:	Residential/House				
Style:	2 Storey				
Size:	1,920 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	4	Baths:	3		
Garage:	Parking Pad				
Lot Size:	0.08 Acre				
Lot Feat:	Back Lane, Back Yard				

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full	LLD:	-	
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In			

Inclusions: None

Welcome to the Jade in Chelsea, a two-storey home offering approximately 1,920 sq ft of living space. The main floor includes an open-concept kitchen, dining area, and great room, along with a full 4-piece bathroom. The upper level features a loft, three secondary bedrooms, a full bathroom, and a primary bedroom with walk-in closet and private 4-piece ensuite. Notable construction details include triple-pane windows, a high-efficiency furnace, solar-ready wiring, and a rough-in for an electric vehicle charger. Additional features include a programmable thermostat, Ring doorbell, smart lock, and Alexa hub. The home is Built Green certified and includes a poured concrete foundation and a tankless water heater. Located in Chelsea, the property is near parks, pathways, schools, shopping, and commuter routes. Photos are representative.