



GRASSROOTS
REALTY GROUP

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**431 Chelsea Port Crossing
Chestermere, Alberta**

MLS # A2243764

\$614,850



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, Unfinished	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 Closet(s)		
Inclusions:	None		

The Jade blends thoughtful design with modern efficiency and refined smart technology. Built by a trusted builder, this home features designer-curated interior selections that reflect today's leading design trends in a cohesive, elevated style. The layout embraces a true open-concept design, creating an inviting and airy atmosphere ideal for entertaining, gathering with family, or simply enjoying a sense of spacious flow throughout the main living areas. Warmth and sophistication come together through expertly paired dual-tone wood finishes, adding a sense of depth and contemporary elegance to the overall aesthetic. Just upstairs, the loft level serves as a versatile gathering space and entryway to the bedrooms, providing a perfect spot to relax or socialize. This area leads especially into the expansive primary bedroom, offering a private retreat within the home. This Built Green certified home is equipped with triple-pane windows, a high-efficiency furnace, and a solar chase for a future-ready solar setup. Blower door testing has been completed and may qualify for up to 25% in mortgage insurance savings. An electric vehicle charger rough-in is also included to support a sustainable lifestyle. A full package of integrated smart home features includes a programmable thermostat, Ring video doorbell, smart front door lock, and motion-activated smart switches—all seamlessly managed through an Amazon Alexa touchscreen hub. Photos are representative.