



GRASSROOTS
REALTY GROUP

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**105 Chelsea Glen
Chestermere, Alberta**

MLS # A2252714



\$599,900

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING INVESTMENT/STARTER PROPERTY - Offering over 1800 sq ft of Luxurious Living Space with 4 Bedrooms, 3 FULL Baths & Concrete Parking Pad (easy to convert to garage; subject to city approval) - MAIN FLOOR BEDROOM & FULL BATH - SEPARATE ENTRANCE (Making it ideal for building a legal/illegal suite in the basement; subject to city approval) - Simple and functional Open Floorplan Concept - Main floor offers a BEDROOM & FULL BATH, family room, dining and well designed kitchen with stunning cabinetry, Stainless Steel Appliances, Quartz Countertops and Kitchen Island - The usage of living space on the upper level is immaculate; featuring a large Bonus room, 3 well sized bedroom and 2 FULL baths (ensuite included). Of the 3 bedrooms, 1 is the master that comes with its own ensuite and W.I.C! Easy Access to all the amenities in Chestermere as well as Rainbow Road, 17 Ave SE and Glenmore Trail SE - GREAT VALUE & AMAZING LOCATION