



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**548 Chelsea Gardens  
Chestermere, Alberta**

**MLS # A2263612**



**\$549,900**

|                  |                                                             |               |                  |
|------------------|-------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                          |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                             |               |                  |
| <b>Size:</b>     | 1,481 sq.ft.                                                | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, On Street             |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Level, Street Lighting |               |                  |

|                    |                                                                                                             |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s) |                   |     |

**Inclusions:** None

\*\*\*DOUBLE CAR GARAGE INCLUDED\*\*\*This is your chance to own a beautifully designed, BRAND NEW construction home in CHELSEA, CHESTERMERE!!!The BRAND NEW HOME boasts 3 BEDROOMS, 2.5 BATHROOMS, SEPARATE ENTRANCE TO THE BASEMENT and DOUBLE CAR GARAGE. As you enter, you'll be greeted with 9'Ft ceiling open floor plan that seamlessly connects, the LIVING ROOM perfect for family gatherings, DINING AREA, FULLY UPGRADED KITCHEN and a HALF WASHROOM. Inside the home is packed with premium finishes, including QUARTZ COUNTERTOPS and KNOCKDOWN CEILINGS throughout, creating a stylish and modern feel from the moment you walk in. The kitchen is chef's delight with CHIMNEY HOOD FAN PACKAGE, QUARTZ COUNTERTOP, upgraded STAINLESS STEEL APPLIANCES, having KITCHEN CABINETS UPTO THE CEILING with an ample space and a SEPARATE PANTRY. Upstairs you will find PRIMARY BEDROOM with its own WALK- IN CLOSET and 3PC ENSUITE with STANDING SHOWER with tiles up to the ceiling, two other BEDROOMS and a common 4PC BATHROOM. The conveniently located hallway laundry adds a practical touch. The common bathroom offers an inviting soaking tub and quartz countertop. The unfinished BASEMENT has SEPARATE SIDE ENTRANCE offers an endless possibilities to develop it for your personal leisure or to rent it . The FRONT YARD IS FULLY LANDSCAPED and the backyard has ample of space for your creative landscaping ideas and also has a BBQ GAS LINE connection to enjoy the bbq with your beloved family. The DETACHED DOUBLE CAR GARAGE has a easy access from paved back alley. With a new home warranty in place and located near an array of amenities, this is the perfect combination of style,

comfort and convenience. It's about being part of a vibrant, family friendly community. With a greenspace, tranquil wetlands, parks and future plans for a school and recreational facilities, there's something for everyone.