



GRASSROOTS
REALTY GROUP

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**371 Chelsea Passage
Chestermere, Alberta**

MLS # A2264463

\$1,125,000



Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,000 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: n/a

As you step inside, the main floor greets you with engineered hardwood flooring that flows seamlessly throughout the open-concept layout. The heart of the home features a gourmet kitchen with a striking waterfall island, high-end finishes, and a gas cooktop. Complementing it is a convenient spice kitchen, perfect for additional meal preparation. The spacious great room is enhanced by a gas fireplace, creating a warm ambiance for family gatherings, while an elegant open-to-below design adds to the grandeur. A bright office on the main floor offers the perfect workspace for today's lifestyle. Upstairs, you'll find 4 beautifully appointed bedrooms with built-in closets, a laundry room and thoughtfully designed spaces for the entire family. The primary suite is a true retreat, featuring a full-tile shower, a stand-alone soaking tub, and premium finishes throughout. Another second prime bedroom has 4pc ensuite and a closet. The other 2 bedrooms share another 4pc bathroom. A huge center bonus room is the heart of the property. Railing details extend across the upper level, adding to the home's modern appeal and open feel. The fully developed basement expands your living space with a well-equipped wet bar complete with a sink, dishwasher, and beverage mini-fridge — ideal for entertaining. The lower level also features a steam shower, additional bedrooms, and a private side entry, offering flexibility for extended family or guests. Enjoy comfort year-round with air conditioning, and take advantage of outdoor living on the rear deck overlooking the landscaped backyard. This home comes fully landscaped and ready for immediate enjoyment, with possession available in 30 to 60 days. Offered at this attractive price this exceptional show home truly blends craftsmanship, functionality, and luxury in one perfect package.

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