



GRASSROOTS
REALTY GROUP

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

**435 Chelsea Port Crossing
Chestermere, Alberta**

MLS # A2264604



\$599,050

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to the Onyx – a stunning home offering both style and functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost The chef-inspired kitchen features stainless steel appliances, a chimney hood fan, a gas range, and a walk-in pantry with a French door. The main floor includes a versatile den/flex room and is finished with durable LVP flooring throughout the main floor and wet areas. Upstairs, enjoy a spacious bonus room and additional windows that fill the home with natural light. The primary bedroom offers a walk-in closet and a 3-piece ensuite with a fiberglass base shower with tiled walls. Quartz countertops with undermount sinks are featured throughout the home. The basement boasts larger windows and a side entrance, ready for potential future development. The Onyx is perfect for modern living! Photos are representative.