



**GRASSROOTS**  
REALTY GROUP

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**217 Chelsea Court**  
**Chestermere, Alberta**

**MLS # A2265677**



**\$624,750**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,102 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Caspian &ndash; where style meets smart design for everyday living. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home offers a side entrance for added flexibility and a main floor flex room with a full bathroom &ndash; perfect for guests or a home office. Enjoy the warmth of an electric fireplace framed by floor-to-ceiling tile. The chef-inspired kitchen features stainless steel appliances, a gas range, chimney hood fan, walk-in pantry with French door, and a central island. Durable LVP flooring extends through the main and wet areas. Upstairs, relax in the bonus room or unwind in the private ensuite with a tiled shower. Expansive windows fill the home with natural light. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it&rsquo;s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative. Photos are representative.