



GRASSROOTS
REALTY GROUP

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205 Chelsea Court
Chestermere, Alberta

MLS # A2266259



\$623,750

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,852 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Discover the perfect blend of style and function in the Hogan 4. 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, in each home. Step inside and enjoy an open layout filled with natural light. The kitchen impresses with stainless steel appliances, a gas range, and a walk-through pantry behind a charming French door. A striking electric fireplace with floor-to-ceiling tile adds a cozy focal point to the living area. Luxury vinyl plank flooring flows throughout the main floor and wet areas. Upstairs, unwind in the ensuite with a beautifully tiled shower. Step out back to a spacious rear deck—ideal for relaxing or entertaining. 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 may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring 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. Photos are representative.