



GRASSROOTS
REALTY GROUP

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**201 Chelsea Court
Chestermere, Alberta**

MLS # A2266342



\$613,250

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:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions:	N/A
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Welcome to the Hogan 4 by Sterling Homes Calgary — a thoughtfully designed home that balances style, comfort, and sustainability. This home offers a side entrance, a modern kitchen with stainless-steel appliances including a gas range, and a walk-through pantry with French-door access. The great room features an electric fireplace framed by full-height tile and large windows that bring in abundant natural light. Luxury vinyl plank flooring extends through the main living areas and wet spaces. The upper-level ensuite includes a tiled shower, and a rear deck provides additional space for relaxing or entertaining. Built Green certified, this energy-efficient home includes triple-pane windows, a high-efficiency furnace, and a solar chase for future solar installation. Blower-door testing and an electric-vehicle charger rough-in contribute to the home’s energy-efficient, sustainable design. Smart-home features include a programmable thermostat, Ring doorbell, smart front-door lock, and motion-activated switches, all managed through an Alexa-enabled hub. Photos are representative; finishes and features may vary.