



GRASSROOTS
REALTY GROUP

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

**109 Chelsea Glen
Chestermere, Alberta**

MLS # A2267156



\$587,800

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

3 BEDS | 2.5 BATHS | OVERSIZED DETACHED GARAGE | NEWLY BUILT!! | Prime Location! Welcome to this beautiful 2-storey home located in the community of Chelsea in Chestermere! This modern residence offers a spacious and functional layout with 3 bedrooms, 2.5 bathrooms, and stylish upgrades throughout with comfort and style in mind. Step inside a bright living space filled with natural light, creating a cozy and inviting space to relax or gather with loved ones. The open-concept kitchen is beautifully finished with sleek cabinetry, quartz countertops, stainless steel appliances, a walk-in pantry, and a large island that's perfect for casual dining or enjoying your morning coffee. A 2-piece bathroom completes the main floor. Upstairs features three bedrooms including a primary suite with a walk-in closet and a private 4-piece ensuite. A second 4-piece bathroom is shared by the other bedrooms, offering comfort and functionality. The basement offers an open area ready for your personal touch or future development and customization to fit your lifestyle. Outside, the oversized detached garage adds extra space for parking and storage. Located close to parks, schools, Chestermere Lake, shopping, and major routes such as Glenmore Trail and Highway 1, this home offers the perfect balance of comfort, convenience, and lifestyle. Call to book a showing today!