



**GRASSROOTS**  
REALTY GROUP

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**52, 145 Chelsea Mews  
Chestermere, Alberta**

**MLS # A2267627**



**\$464,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks	<b>Zoning:</b>	MG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your brand new, never-lived-in townhome in the heart of Chestermere! This fully upgraded home offers 3 spacious bedrooms, 2.5 bathrooms, a versatile main-floor den, and a double car garage &mdash; perfect for families, professionals, or anyone who values flexible living space. Tucked away in a quiet, family-friendly neighbourhood, you&rsquo;ll love the sense of peace and comfort this home provides. The main level features a bright den &mdash; ideal for a home office, guest suite, or even a personal gym. Head upstairs to the open-concept second floor, where sunlight fills the living area with its high ceilings and modern design. The gourmet kitchen boasts quartz countertops, stainless steel appliances, full-height cabinetry, and a spacious dining area that flows seamlessly into the living room &mdash; complete with access to your private balcony, perfect for morning coffee or evening relaxation. On the upper level, the primary suite includes a large walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms share an upgraded 4-piece bath, and convenient upper-floor laundry makes daily life a breeze. With luxury vinyl plank flooring, modern finishes, and designer selections throughout, this move-in-ready home delivers incredible value. Located just minutes from Stoney Trail, Costco, golf courses, schools, parks, and Lake Chestermere, this townhome combines comfort, style, and unbeatable convenience. Don&rsquo;t wait &mdash; book your showing today and experience Chestermere living at its best!