



**GRASSROOTS**  
REALTY GROUP

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**557 Chelsea Gardens  
Chestermere, Alberta**

**MLS # A2280507**



**\$585,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome home to this stunning walkout duplex that perfectly blends modern elegance with functional design. This brand-new construction offers 1,565 square feet of meticulously crafted living space with an attached double front garage, set on a generous 3,579 square foot walkout lot that backs onto a beautiful greenspace with a pond. The main floor welcomes you with a spacious living area featuring an elegant electric fireplace, while a walkthrough pantry connects the mudroom to the gourmet kitchen. Here, stainless steel appliances, including a gas stove and chimney hood fan, shine under recessed lighting. The open-concept layout seamlessly integrates the kitchen, great room, and dining area, where large windows fill the space with natural light and create an inviting atmosphere for both everyday living and entertaining. Upstairs, the primary bedroom serves as a private retreat, complete with a luxurious four-piece ensuite and a sprawling walk-in closet that provides ample storage for your wardrobe essentials. Enjoy serene views of the pond and green space, with no adjoining backyard to interrupt the scenery. Two additional spacious bedrooms offer large windows framing picturesque views of the surrounding landscape. A conveniently located laundry room, equipped with a front-load washer and dryer, adds both comfort and practicality to your daily routine.