

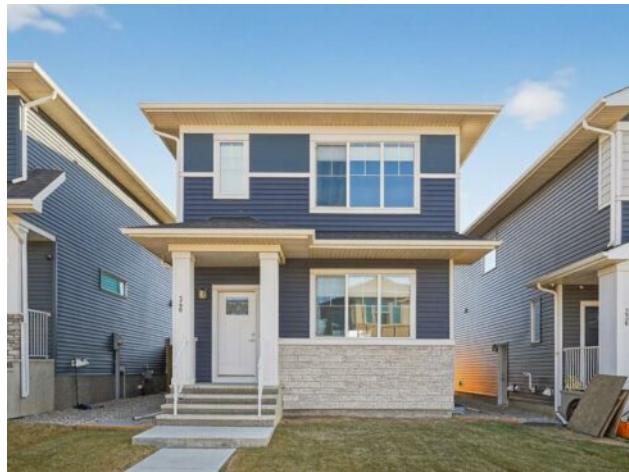


GRASSROOTS
REALTY GROUP

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**340 Chelsea Passage
Chestermere, Alberta**

MLS # A2280732



\$580,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Basement complete. Side entrance. Double garage. Landscaping finished. Fully fenced. This home offers a true complete package, with all the major upgrades already in place, saving buyers the time, cost, and stress often associated with building new. Offering approximately 1,997 sq ft of total developed living space, this fully finished 4-bedroom, 3.5-bath home is thoughtfully designed for today's modern lifestyle. The bright open-concept main floor features 9-foot ceilings and a beautifully upgraded kitchen with ceiling-height cabinetry, quartz countertops, and numerous thoughtful upgrades throughout, with a gas line roughed in to the kitchen and access to the backyard deck complete with a gas line for BBQ—perfect for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with a private ensuite, a full main bathroom, and the convenience of upper-level laundry. The fully developed basement with a separate side entrance adds exceptional versatility, featuring a fourth bedroom, full bathroom, and additional living space. The basement is roughed in for a future kitchen and additional washer/dryer, making it an ideal setup for teenagers, extended family, guests, or future investment potential (subject to municipal approvals and permitting). Outside, enjoy a fully fenced yard and secure parking with a double detached garage. While this is a lane home, it is ideally positioned across from front-drive properties, giving the street a more open and spacious feel than typically found with this style of home. Enjoy the lake-centered lifestyle Chestermere is known for, with convenient access to Chestermere Lake, walking paths, parks, schools, and everyday amenities—perfect for year-round recreation and a strong sense of community.

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