



GRASSROOTS
REALTY GROUP

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

463 Chelsea Port Crossing Chestermere, Alberta

MLS # A2281209



\$583,750

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. Stylish design and modern finishes define this beautifully upgraded home. Featuring LVP throughout the main floor and a rear kitchen layout, this home offers stainless steel appliances, a gas range, chimney hoodfan with tile backsplash, fridge with water and ice, Quartz countertops with undermount sinks, and a walk-in pantry with french door. The main floor includes a den, while upstairs offers a loft with wall detail, upper-floor laundry, and a primary bedroom with walk-in closet, tiled walk-in shower, tile flooring, and black hardware throughout. With 9' basement wall height, larger basement windows, side entrance, and a traditional lot with yard on all sides this home blends comfort, style, and functionality. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.