



**556 Chelsea Gardens  
Chestermere, Alberta**

**MLS # A2289565**



**\$575,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,644 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 Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, 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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Security Cameras ( no contract)

Welcome to this exceptional duplex, essentially brand new and never lived in, having only been utilized for short-term Airbnb rentals over the past year. Enjoy a fantastic main floor layout featuring ample counter space and a dual island, perfect for entertaining, complemented by elegant finishes such as recessed ceilings and luxurious quartz countertops. The upper floor boasts a rare bonus room, a spacious primary bedroom with a 4-piece ensuite and a generous walk-in closet, plus two additional bedrooms that offer versatile options for use—ideal as children's rooms, home offices, or creative workspaces—along with an additional 4-piece bathroom. The unfinished basement, featuring a separate entrance and zoned for potential revenue generation, can be transformed into a rental suite subject to approval and permitting by the city/municipality, multi-generational living space, or additional living area. The property includes a double detached garage. It is conveniently located with equal access to Chestermere and Calgary, as well as East Hills. Once completed, the community will feature a 15-acre eco-reserve with natural wetlands, 5 km of pathways, 4 modern playgrounds, and multi-use playfields—all within walking distance to schools, retail shops, and commercial spaces. Don't miss out on this unique opportunity to own a versatile and beautifully designed home in a thriving community!