



**109 Chelsea Grove
Chestermere, Alberta**

MLS # A2295752



\$979,900

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|------------------|---|---------------|------------------|
| Division: | Chelsea_CH | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,945 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Dishwasher, Gas Cooktop, Range Hood x2, Microwave, Built-in Oven, Refrigerator x2, Electric Range x2, Washer, Dryer

[OPEN HOUSE THIS SATURDAY - MARCH 28 - 2PM TO 4PM] BACKING ONTO GREEN SPACE/PLAYGROUND!! WALKOUT BASEMENT WITH 2 BED ILLEGAL SUITE!! SEPARATE ENTRANCE!! 6 BED 4.5 BATH!! OVER 4110 SQFT OF LIVING SPACE!! ROUGH-IN FOR LAUNDRY ON UPPER FLOOR IN MASTER CLOSET!! FUTURE HIGH SCHOOL COMING JUST STEPS AWAY!! Step into a grand main floor featuring a stunning OPEN TO BELOW living area that instantly elevates the space with natural light and elegance. The layout flows seamlessly into the dining area and a warm, inviting family room with a GAS FIREPLACE. A bright breakfast nook overlooks the backyard, while the chef-inspired kitchen is truly the heart of the home—complete with an ISLAND, premium stainless steel appliances, SPICE KITCHEN, walk-in pantry, and extensive cabinetry throughout. A convenient 2PC bath completes this level. Upstairs offers 4 spacious bedrooms and 3 full baths, along with an open-to-below feature overlooking the main living area and grand entrance. The PRIMARY BEDROOM is a private retreat with a luxurious 5PC ENSUITE and walk-in closet. The second bedroom features its own 3PC ENSUITE, while the remaining two bedrooms share a well-appointed 3PC bath. Laundry rough-in is also conveniently located on this level. The WALKOUT BASEMENT features a 2 BED ILLEGAL SUITE with a separate entrance, full kitchen, living area, 4PC bath, and SEPARATE LAUNDRY—ideal for extended family or additional income potential. Backing directly onto GREEN SPACE and walking paths in Chelsea with a future school, this home offers privacy, views, and a lifestyle that’s hard to find. RARE OPPORTUNITY TO OWN A LUXURY HOME IN A PRIME LOCATION!!