



**267 Chelsea Heath
Chestermere, Alberta**

MLS # A2295827



\$995,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,100 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Irregular Lot, No F		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Post & Beam, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Refined Luxury. Designed for Real Life. Welcome to one of the most thoughtfully designed homes in Chestermere, where elevated finishes meet the way families actually live. Situated on a premium corner lot backing onto peaceful green space and park, this brand-new residence offers over 4400 sq ft of living space, a triple car garage, and a layout that effortlessly blends everyday comfort with upscale design. From the moment you step inside, you’re greeted by soaring open-to-above ceilings, statement lighting, and natural light pouring in from every angle, creating a space that feels both grand and inviting. At the heart of the home is a kitchen designed to bring people together. Complete with premium cabinetry, quartz surfaces, a gas range, and a fully equipped spice kitchen tucked seamlessly behind, offering practicality. Equally suited for sophisticated entertaining and effortless daily living. The main floor bedroom is ideal for guests, in-laws, or multigenerational living. A rare and highly functional addition. Upstairs, you’ll find four spacious bedrooms, including two stunning primary suites, each offering a designer ensuite with elevated finishes and walk-in closet. A central bonus space adds flexibility for a media room, kids’ lounge, or home office. A designated laundry room offers convenience. The full, unfinished, walk out basement provides future flexibility for additional square footage or the potential to add a suite (subject to approval and permitting by the city/municipality). This is more than a new build, it’s a home designed to grow with you. Set within one of Chestermere’s most desirable communities, you’re minutes from schools, parks, walking paths, and everyday amenities. All within quick, easy commute into Calgary.