



**171 Chelsea Road  
Chestermere, Alberta**

**MLS # A2299018**



**\$625,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 1,560 sq. ft. single detached home located in the beautiful community of Chestermere, Alberta. Offering the perfect blend of comfort and functionality, this home features an ideal space for both everyday living and entertaining. The main floor boasts a spacious living area filled with natural light, a well appointed kitchen with ample cabinetry and counter space with a cozy dining area that overlooks the backyard. Upstairs, you'll find generously sized bedrooms, including a primary retreat complete with a walk-in closet and private ensuite.