

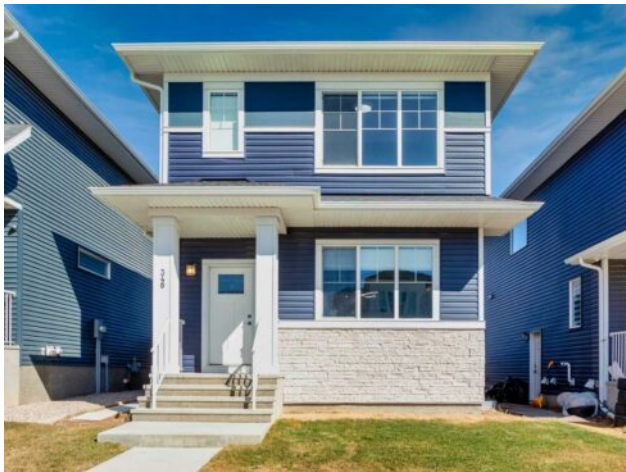


GRASSROOTS
REALTY GROUP

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**340 Chelsea Passage
Chestermere, Alberta**

MLS # A2209331



\$668,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

BACK ON THE MARKET DUE TO FINANCING- HOME INSPECTION WAS WAIVED. FURNITURE INCLUDED IN THE SALE Welcome to this beautifully upgraded FULLY FURNISHED (included in the price)4-bedroom, 3.5-bathroom single-family home, offering the perfect blend of space, style, and functionality in one of Chestermere's most exciting new communities. Step inside to a bright and airy open-concept main floor featuring soaring 9-foot ceilings that enhance the spacious and welcoming atmosphere. The modern kitchen, dining area, and living room flow seamlessly together, making it an ideal space for both everyday living and entertaining. The living room is equipped with retractable window coverings (blinds) that can be conveniently adjusted from a distance, adding an extra touch of comfort and tech-savvy convenience. A powder room and access to the back deck and beautifully landscaped yard complete this level. Upstairs, you'll discover three generously sized bedrooms, including a serene primary suite with a private ensuite. The two additional bedrooms share a full bathroom, and the laundry room is conveniently located on the upper level—no more carrying laundry up and down the stairs! The fully developed basement also features 9-foot ceilings and a separate entrance, offering incredible flexibility. With a spacious bedroom, a brand-new full bathroom, a cozy living area, and rough-ins for a future kitchen and second laundry(subject to approvals and permitting by a municipality) Enjoy secure parking and extra storage with a double detached garage. This move-in-ready home is located just steps from a scenic greenbelt and provides easy access to Calgary, making it ideal for both families and commuters. Plus, living in Chestermere means enjoying all the beauty and activities of Chestermere Lake, with year-round recreation including

swimming, paddleboarding, and boating in the summer, and skating and ice fishing in the winter. Don't miss your chance to live in this stunning home in a vibrant lakeside community. Book your private showing today!