

233 Chelsea Court
Chestermere, Alberta

MLS # A2216860



\$673,650

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,100 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Discover the Caspian – a beautifully designed front garage duplex offering style, comfort, and functionality. The main floor features a flex room and full bathroom, LVP flooring, an electric fireplace with floor-to-ceiling tile, and a modern kitchen with stainless steel appliances, gas range, chimney hood fan, walk-in pantry, and fridge with water/ice dispenser. Step out to the rear wood deck (11'6" x 10') with a privacy wall and BBQ gasline RI. Upstairs offers a 3-piece ensuite with fully tiled walk-in shower. Enjoy 9' basement ceilings, a convenient side entrance, and elegant paint-grade railings with iron spindles. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. See developer website for more information on hoa fees. Photos are representative.