

**236 Chelsea Manor
Chestermere, Alberta**
MLS # A2255785

\$600,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to your dream home in the heart of Chelsea, Chestermere! This beautifully designed 2-storey detached home with a double detached garage offers everything you need—and more—in one of Chestermere’s most vibrant and fast-growing communities, just 10 minutes from Calgary. Step inside to a bright and welcoming main floor, where the open-concept living and dining areas create the perfect space for both everyday living and entertaining. At the back of the home, the modern kitchen is a true showstopper, featuring luxury vinyl plank flooring, stainless steel appliances, full-height cabinetry, a large island, and a spacious walk-in pantry. Love to cook? This home comes complete with a fully equipped spice kitchen, ideal for preparing flavourful meals while keeping your main kitchen fresh and tidy. Upstairs, you’ll find a generous primary retreat with a 4-piece ensuite and a walk-in closet, along with two additional well-sized bedrooms, a full bathroom, and a conveniently located laundry room. Looking for rental potential or multigenerational living? The home includes a separate side entrance to the unfinished basement, giving you the flexibility to develop it to suit your needs—whether it’s a legal suite, in-law space, or extended living area. Located in the thoughtfully planned community of Chelsea, this home gives you access to over 320 acres of family-friendly amenities, including scenic walking paths, parks, storm ponds, and future local shopping. With quick access to Stoney Trail and East Hills Shopping Centre—featuring Costco, Walmart, Cineplex, banks, and restaurants—you’re perfectly positioned for both convenience and lifestyle. Chelsea is where small-town charm meets urban convenience. Whether you’re upsizing, investing, or looking for the perfect place to raise a family,

this home offers it all—style, space, and opportunity.