

249 Chelsea Court
Chestermere, Alberta

MLS # A2200045



\$649,500

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|-----------|---------------------------------|--------|------------------|
| 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: | 2 full / 1 half |
| 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, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the Bennett — a perfect blend of style, function, and modern design. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The executive kitchen is a chef’s dream, featuring built-in stainless steel appliances, a chimney hood fan, gas cooktop, and a stunning waterfall island with pendant lighting. The matte black faucet and two-tone cabinetry add a sophisticated touch. Enjoy the convenience of a side entrance, a 9' basement with two windows, and a BBQ gasline for outdoor entertaining. The 5-piece ensuite is an oasis, complete with a tiled shower and niche. Inside, find a cozy gas fireplace with an open to above ceiling in the great room, a barn door leading to a flex room, and stylish paint-grade railing with iron spindles. Walk-in closets in every bedroom and a mudroom with bench and coat racks make everyday life a breeze. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are a representative.