

**175 Chelsea Road  
Chestermere, Alberta**

**MLS # A2208721**



**\$674,900**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,731 sq.ft.                                                               | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Insulated                                          |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Rectangular Lot, Under |               |                  |

|                    |                                                                                                                                                                                                                                                       |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                       | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                                                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                                                                                              | <b>Zoning:</b>    | R-1PRL |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                                                  |                   |        |

Gorgeous, like-new designer home on a huge corner lot with a sunny SW-facing backyard in the highly sought-after community of Chelsea. The open concept main floor is stylishly designed with both beauty and function in mind with modern finishes, thoughtful spaces and central air conditioning ensuring your comfort in any season. The living room invites relaxation in front of the gas fireplace while clear sightlines encourage unobstructed conversations. Centring the open space is the casually elegant dining room, perfect for entertaining. The kitchen is a chef's dream featuring stone countertops, a gas stove, stainless steel appliances, full-height cabinetry and a huge island with breakfast bar seating for a 4. Conveniently a mudroom is directly off the rear entrance, continuing onto a large walk-in closet for easy storage of jackets, shoes and bags. Gather in the lofted bonus room on the upper level and come together over engaging movies and games nights. Retreat at the end of the day to the primary bedroom — a true owner's sanctuary thanks to the generous size, large walk-in closet and luxurious ensuite boasting dual sinks and an oversized shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Host summer barbecues or enjoy lazy weekends unwinding on the rear deck soaking up the sunny SW exposure. Being on a corner lot allows for extra yard space for kids and pets to play and built-in irrigation means less work for you! All privately fenced and nestled behind the insulated and drywalled double detached garage. Phenomenally located just a short 5 minute drive to Chestermere Lake - spend your summers waterskiing, swimming and fishing and your winters ice skating and having bonfires in this picturesque community. Mere

minutes to the outstanding local amenities, shopping and restaurants that Chestmere has to offer and only a 6 minute drive to East Hills Shopping Centre for additional shopping and dining options and easy trips to fill up your pantry from Costco. A new high school is currently being built right beside the community that will only be a 2 minute walk away. Truly an unbeatable location for this stunning, move-in ready home!