

**131 Chelsea Road
Chestermere, Alberta**

MLS # A2210424



\$598,999

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

.....PRICE DROP..... This bright and airy home boasts a modern main floor with sleek stainless steel appliances, light grey cabinetry, and elegant white marble countertops. The open-concept layout connects the kitchen to the dining and living spaces—perfect for hosting guests. Large windows flood the main level with natural light. Upstairs, you'll find a 3-piece bathroom, convenient laundry, and three bedrooms, including a spacious primary suite with its own 3-piece ensuite. The home also includes dual ventilation for efficient hot and cold air exchange. Outside, the backyard features a concrete walkway that wraps around the house, a patio, and room for a garden or custom landscaping. A concrete pad beside the double detached garage. Downstairs, the partially developed lower level adds even more versatility with a recreation room featuring an oversized window and Den. Enjoy the ultimate live-work-play lifestyle in Chestermere—close to amenities, green spaces, major routes, and year-round lake activities!