

**40 Chelsea Cape**  
**Chestermere, Alberta**

**MLS # A2195852**



**\$679,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to 40 Chelsea Cape. Step inside this stunning home and be greeted by an inviting open-concept floor plan that seamlessly blends style and functionality. The main floor showcases 9-foot ceilings and elegant luxury vinyl plank flooring throughout. The spacious living and dining rooms create the perfect space for both relaxation and entertaining. At the heart of the home, you'll find a modern chef's kitchen featuring a spacious rear layout with a large island adorned with quartz countertops, a full stainless steel appliance package, including a gas stove and fridge with water and ice dispenser. The light fixtures add a touch of sophistication, while the ample cabinetry ensures plenty of storage. A convenient 2-piece bathroom completes the main floor. On the upper level, you'll find a stunning primary suite featuring a custom accent wall, a spacious walk-in closet, and an expansive 5-piece ensuite. This spa-like retreat includes dual vanities with quartz countertops, a luxurious standalone tub, a separate glass-enclosed shower, and even a private water closet with its own door – all designed for comfort and privacy. Two additional well-sized bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floor. The fully developed basement is thoughtfully designed and offers even more living space. Enjoy a cozy recreation/family room, complete with a wet bar. A spacious fourth bedroom, a full bathroom with heated floors for added comfort, and an extra bonus – separate laundry hookups, perfect if you want a secondary laundry option or to create a future suite; subject to approval and permitting by the city/municipality. The home also comes equipped with a double detached garage, featuring upgraded 50-amp wiring, ready for EV charging – a modern must-have!