

**193 Chelsea Drive SE**  
**Chestermere, Alberta**

**MLS # A2198506**



**\$620,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Secured		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning Semi-Detached Home with Finished Basement - Perfect for Investors or First-Time Buyers! This 2021-built semi-detached home offers 5 spacious bedrooms and 3.5 baths, totaling 1539 SQFT of living space plus an additional 660 SQFT finished basement. Located on a traditional lot, it's an ideal space for those looking for modern amenities and future growth potential. Main Floor: Open-concept design featuring a combination of ceramic tiles, luxury vinyl plank (LVP), and carpeted stairs. Upgraded kitchen with sleek quartz countertops, gas stove, and high-end appliances. Spacious living and dining areas perfect for entertaining. Upper Level: 3 bedrooms and 2.5 baths, including a master suite with a luxurious 5-piece ensuite, walk-in closet, and a 3-piece bath for the two additional bedrooms. Lower Level: Finished basement with a separate entrance. Features 2 additional bedrooms, a cozy living area, and an upgraded full bathroom. Future potential with rough-ins for a kitchen—ideal for a separate living space or rental opportunity. Exterior: Enjoy the outdoors with a concrete patio and a detached garage with space for 2 vehicles. Prime Location: Conveniently located just a 5-7 minute drive from major amenities like Walmart, Costco, Cineplex, a variety of restaurants, and nearby banks—offering the perfect balance of modern living and easy access to all the essentials. This home offers a versatile living space with great rental potential or ample room for a growing family. With its ideal location and modern upgrades, it's a must-see for anyone looking to invest or settle into a well-equipped, accessible property.