

**217 Chelsea Place  
Chestermere, Alberta**

**MLS # A2205578**



**\$659,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                               |               |                  |
| <b>Type:</b>     | Residential/House                        |               |                  |
| <b>Style:</b>    | 2 Storey                                 |               |                  |
| <b>Size:</b>     | 1,907 sq.ft.                             | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Off Street, Parking Pad                  |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Interior Lot, Lawn |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Partially Finished   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1PRL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Welcome to this charming and fully upgraded detached home, built on a traditional lot, offers a well-designed layout with a main floor featuring a full bedroom and bathroom—perfect for guests or easy accessibility. Upstairs, you'll find three spacious bedrooms plus a bonus room, ideal for a home office, playroom, or extra living space. The backyard is equipped with a concrete pad for 2-car parking and a wooden deck, creating a great space for outdoor enjoyment. A side entry leads to the partially finished basement, providing additional potential for future development. Conveniently located near all amenities, with easy access to grocery stores, cineplex, the airport, highways, and more, this home offers both comfort and convenience for modern living! Basement is partially finished with electrical fittings, bathroom rough-ins, laundry rough-ins and also has second furnace for future basement development.