



**267 Chelsea Heath  
Chestermere, Alberta**

**MLS # A2295827**



**\$995,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,100 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Irregular Lot, No F		

<b>Heating:</b>	Central	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Post & Beam, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Refined Luxury. Designed for Real Life. Welcome to one of the most thoughtfully designed homes in Chestermere, where elevated finishes meet the way families actually live. Situated on a premium corner lot backing onto peaceful green space and park, this brand-new residence offers over 4400 sq ft of living space, a triple car garage, and a layout that effortlessly blends everyday comfort with upscale design. From the moment you step inside, you’re greeted by soaring open-to-above ceilings, statement lighting, and natural light pouring in from every angle, creating a space that feels both grand and inviting. At the heart of the home is a kitchen designed to bring people together. Complete with premium cabinetry, quartz surfaces, a gas range, and a fully equipped spice kitchen tucked seamlessly behind, offering practicality. Equally suited for sophisticated entertaining and effortless daily living. The main floor bedroom is ideal for guests, in-laws, or multigenerational living. A rare and highly functional addition. Upstairs, you’ll find four spacious bedrooms, including two stunning primary suites, each offering a designer ensuite with elevated finishes and walk-in closet. A central bonus space adds flexibility for a media room, kids’ lounge, or home office. A designated laundry room offers convenience. The full, unfinished, walk out basement provides future flexibility for additional square footage or the potential to add a suite (subject to approval and permitting by the city/municipality). This is more than a new build, it’s a home designed to grow with you. Set within one of Chestermere’s most desirable communities, you’re minutes from schools, parks, walking paths, and everyday amenities. All within quick, easy commute into Calgary.