



**115 Chelsea Channel
Chestermere, Alberta**

MLS # A2298972



\$1,098,888

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|------------------|---|---------------|------------------|
| Division: | Chelsea_CH | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,977 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this brand-new, custom-designed home in the vibrant Chelsea community of Chestermere—crafted with exceptional attention to detail and elevated modern living in mind. From the moment you step inside, the home’s thoughtful layout and premium finishes set a sophisticated tone, beginning with beautiful and luxurious tiles flooring throughout the main level, offering both durability and refined elegance. The elegant double doors lead to the grand foyer which opens into a striking open-to-above living area, where soaring ceilings, 8 feet doors, and abundant natural light create a dramatic and welcoming first impression. Just beyond, the open-to-above family room becomes the heart of the home, highlighted by a beautifully designed and an elegant fireplace—perfect for both everyday comfort and stylish entertaining. The chef-inspired modern kitchen, meticulously designed with upgraded built-in appliances, including a gas cooktop, built-in microwave, and built-in oven. Sleek cabinetry, premium finishes, and a functional layout make this kitchen a true showpiece. A fully equipped spice kitchen—complete with its own gas stove—adds exceptional convenience for gourmet cooking, meal prep, and hosting. A separate dining area provides an ideal space for family meals or formal gatherings, enhancing the home’s flow and functionality. The upper floor offers three well-appointed bedrooms, each featuring its own attached 4-piece bathroom, providing exceptional comfort and privacy. A separate 5-piece bathroom, an additional spacious bedroom, and a versatile bonus room complete this level, offering ample flexibility for relaxation, work, or entertainment. The laundry room is conveniently located on this floor, adding everyday practicality and ease. The basement has 9 ft ceiling and is unfinished and open to

your ideas, offering a blank canvas to create the perfect space. The spacious triple car attached garage with 8 ft garage door is a perfect for car-lovers. Blending custom craftsmanship, premium finishes, and intelligent design, this exceptional home delivers an elevated lifestyle in one of Chestermere's most desirable and fast-growing community. Prime Connectivity: Quick access to Stoney Trail, 17th Ave SE, and Calgary city limits—ideal for commuters. Family-Focused Amenities: Close to new schools, playgrounds, landscaped parks, and walking paths. Convenient Shopping: Minutes from Chestermere Station, Costco, Walmart, restaurants, cafes, and essential services. Recreation & Lifestyle: A short drive to Chestermere Lake for beaches, boating, walking trails, and year-round outdoor activities. Modern Community Planning: Wide pathways, green spaces, and a welcoming community feel designed for families and professionals alike.