



GRASSROOTS
REALTY GROUP

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**27 Chelsea Port Link
Chestermere, Alberta**

MLS # A2305524



\$779,900

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to 27 Chelsea Port Link, a BRAND-NEW HOME offering 2,301 sq. ft. of thoughtfully designed living space in the growing community of Chelsea in Chestermere. Featuring 5 BEDROOMS, 4 FULL BATHROOMS, A MAIN-FLOOR BEDROOM, SPICE KITCHEN, SOUTH-FACING BACKYARD, OVERSIZED DOUBLE ATTACHED GARAGE, AND SEPARATE SIDE ENTRANCE, this impressive home combines modern finishes with a flexible layout designed for today's families. The main floor features 9-FOOT CEILINGS and a bright open-concept design connecting the kitchen, dining area, and great room. The beautifully finished kitchen includes QUARTZ COUNTERTOPS, BUILT-IN APPLIANCES, GENEROUS CABINETRY, and ample workspace, while the separate SPICE KITCHEN WITH GAS RANGE provides additional cooking and storage space. The inviting great room is centred around an ELECTRIC FIREPLACE, and large windows allow natural light to fill the main living areas. Step outside to the 12' X 10' REAR DECK overlooking the desirable south-facing backyard, creating an ideal space for outdoor dining and entertaining. A MAIN-FLOOR BEDROOM AND FULL BATHROOM provide excellent flexibility for guests, extended family, or a private home office. Upstairs, you will find FOUR BEDROOMS, A CENTRAL BONUS ROOM, AND CONVENIENT UPPER-FLOOR LAUNDRY. The spacious primary retreat includes a walk-in closet and a beautifully finished 5-PIECE ENSUITE WITH TILE AND GLASS SHOWER. An additional ensuite adds further convenience, while the remaining bedrooms provide plenty of room for family or guests. The undeveloped basement offers excellent future potential with a 9-FOOT FOUNDATION, SEPARATE SIDE ENTRANCE, AND BASEMENT SUITE ROUGH-INS, allowing you to

personalize the lower level to suit your needs, subject to municipal approvals. An OVERSIZED DOUBLE ATTACHED GARAGE provides additional parking and storage space. Living in Chestermere means enjoying a welcoming community atmosphere while remaining within easy reach of Calgary. Spend your weekends exploring local parks and pathways, enjoying Chestermere Lake, or taking advantage of the city's growing selection of schools, shopping, restaurants, and everyday amenities. With five bedrooms, four full bathrooms, versatile living spaces, and a desirable south-facing backyard, 27 Chelsea Port Link is ready to welcome you home. Head to the Showhome today for more information!