



120 CHELSEA Drive
Chestermere, Alberta

MLS # A2307231



\$515,000

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,395 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to this beautifully maintained duplex featuring a spacious and functional 3-bedroom unit with excellent income potential or ideal for owner-occupiers. Step inside to a bright, open-concept main floor with a large living room, separate dining area, and a gourmet kitchen featuring stainless steel appliances and a gas stove. The kitchen is perfect for both daily meals and entertaining guests. This home offers three generously sized bedrooms, including a primary suite with a private 4-piece ensuite bathroom. There is also a full 4-piece main bathroom and a convenient 2-piece powder room on the main floor. Outside, enjoy a fully landscaped backyard — an ideal space for summer BBQs, relaxation, or play. Additional features include a double detached garage providing ample parking and storage. Whether you're searching for a turn-key investment property or a comfortable family home with mortgage-helper potential, this duplex is move-in ready and offers exceptional value. Key Features: • 3 Bedrooms • 4-piece ensuite + 4-piece main bath + 2-piece powder room • Stainless steel appliances with gas stove/oven • Fully landscaped backyard • Double detached garage Don't miss out on this fantastic opportunity — schedule your private viewing today!