



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

259 Chelsea Road
Chestermere, Alberta

MLS # A2308253



\$599,600

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Undergro		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Welcome to 259 Chelsea Road—a spectacular, turnkey former showhome packed with premium builder upgrades. It features an unbeatable, highly walkable location just steps from the Calgary Transit MAX Purple route, an upcoming multi-use recreation centre, a commercial shopping hub, and a future K-9 school opening in Fall 2027. Key Premium Upgrades: + Showhome Drapery Fabric & Custom Hardware + Wider Front Entry Layout + 3-Ton Air Conditioner Fully Installed + Basement Stairwell Development + 9'0" Raised Basement Foundation Walls + Detached Parking Pad Concrete Curb Wall + Custom 100 Sq. Ft. Rear Deck + Programmable Exterior Trim Lighting + Upper Floor Wooden Spindle Railing Upgrade + Premium Distributed Audio Zone (Speaker Pair) + Appliance Upgrades Package + Smart Home Security Package + Full Main Floor Engineered Oak Hardwood. Select photos representative.