



153 Chelsea Drive
Chestermere, Alberta

MLS # A2313980



\$489,900

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Here's a great opportunity to become the new owner of this amazing half duplex, located in the sought after community of Chelsea. Your future home comes with a LOT of upgrades and is perfect for a family or investment. Here are 7 MAIN REASONS YOU SHOULD BUY THIS HOME: 1) Central air conditioning- awesome feature for the hot summer months. 2) Oversized garage, 20' x 24' (extra long) which means more room for your cars and extra stuff you have. It also comes with a fancy WI-FI garage opener. 3) Maintenance free backyard - concrete surface throughout the whole backyard space. This is a great place to hang out with friends and family, and no need to mow the grass! 4) State of the art CHEF'S KITCHEN which offers extra high (to the ceiling) cabinets, upgraded backsplash tile, quartz countertops, an island, and stainless steel appliances (including a GAS STOVE!). 5) Durable vinyl plank flooring throughout the whole house on both levels, which means LESS DUST! 6) Gorgeous master bedroom with a walk in closet and mind blowing 5PC ENSUITE with a STANDALONE BATHTUB (you'll love it!!!). There's also extra high ceiling in the master bedroom! 7) As a bonus, you will get 6 service visits from a lawn care company to mow your front lawn this summer. The seller has just pre-paid for it, so it's absolutely free for you! Do you see how this is the best house for you and your family??? On top of all of the benefits listed above, please note that the house offers an open layout on the main floor with a large living room space, kitchen and 2PC bathroom; and the upper floor comes with 3 bedrooms/2 full bathrooms and a laundry room. The basement is unfinished and is awaiting your creative ideas - it has the ROUGH-INS for your future bathroom! Dear buyer, this home has been EXTREMELY WELL

MAINTAINED, so you will fully enjoy living here. The location is super convenient - 2 blocks away from a new upcoming school and 3 existing schools, Chestermere Lake and playground. Easy access to Calgary, YYC, Deerfoot and the Ring Road. Make an appointment to see this beautiful home now!!!