



**226 chelsea Heath  
Chestermere, Alberta**

**MLS # A2319262**



**\$577,935**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-24-28-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Stunning 3-Bedroom, 2.5-Bath Home with Tons of Upgrades & Large Lot\*\*\* Located in a prime area close to parks, schools, and grocery stores, this beautifully upgraded 2022-built home offers approximately 1,650 sq. ft. of living space with an additional 3,300+ sq. ft. of traditional lot. With modern finishes and thoughtful upgrades by the current owner, this home combines comfort and style in every corner. Main Level Features: Open-concept living and dining areas, perfect for entertaining Upgraded kitchen with premium appliances, quartz countertops, and ample storage Durable LVP flooring throughout, with ceramic tile accents Convenient 2-piece bath for guests Charming exterior with vinyl and stone finishes, along with front landscaping Included: Central air conditioner and water softener for added convenience Upstairs Features: Spacious bonus room ideal for a home office or playroom Master bedroom with large windows and a 3-piece ensuite Two additional well-sized bedrooms with a second full bathroom Laundry room for added convenience Additional Highlights: Unfinished basement, offering endless potential for customization Fully landscaped, fenced backyard with a stamped concrete patio&mdash;perfect for outdoor gatherings Oversized concrete parking pad for extra parking space This is a must-see home that combines modern amenities with thoughtful upgrades throughout. Don&rsquo;t miss the opportunity to own this beautiful property. A MUST SEE...