



**249 Chelsea Court
Chestermere, Alberta**

MLS # A2324069



\$649,900

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,090 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

Welcome to 249 Chelsea Court, an exceptional Caspian model built by Sterling Homes that feels as fresh as the day it was completed. Offering more than two thousand one hundred square feet of thoughtfully designed living space, this impressive two story home features four bedrooms, two and a half bathrooms, and a long list of premium upgrades that set it apart. The home faces west and enjoys an east facing backyard with brand new sod and peaceful views of the green space behind. This is a certified green home equipped with triple pane windows, a tankless hot water system, a high efficiency furnace, a solar ready setup, and an electric car charger rough in. Smart technology is integrated throughout, including a programmable thermostat, a Ring doorbell camera, a smart front door lock, motion activated switches, Lutron lighting, and an Alexa touchscreen hub that brings everything together with ease. The kitchen is a true showpiece for the home chef, featuring stainless steel appliances, a gas range, a stunning waterfall island with pendant lighting, a matte black faucet, and stylish two tone cabinetry. The main floor also includes a bright den, elegant railings with iron spindles, and a side entrance for added flexibility. Upstairs, the spacious layout includes a bonus flex room and a beautiful five piece ensuite with a tiled shower. The nine foot basement ceiling and two large windows create an ideal foundation for future development. Additional highlights include a dry walled and insulated garage, a gas line for the barbecue off the deck, and a backyard that blends privacy with open green views. This is a rare opportunity to own a nearly new, highly efficient, smart equipped home in a growing community close to pathways, parks, schools, and all the amenities Chestermere has to offer.