



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**447 Chelsea Port Crossing
Chestermere, Alberta**

MLS # A2335771



\$570,000

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,827 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to 447 Chelsea Port Crossing — a pre-built home by Trico Homes in the community of Chelsea, Chestermere. This home offers 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout across two floors. The main floor features a flex room, LVP flooring, and a kitchen with island, breakfast bar, and quartz countertops that extend throughout. A central bonus room on the upper floor adds flexible living space, complemented by a 4-piece owner's ensuite. The 9' foundation includes a separate rear basement entrance and rough-in for potential future development. Outside, enjoy a 100 sq ft rear deck with stairs to grade, and a concrete parking pad approximately 20'x21'. A smart home system is included. Photos are representative.