



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118 Chelsea Mews
Chestermere, Alberta

MLS # A2337789



\$499,000

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,486 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to 118 Chelsea Mews in the desirable community of Chelsea, Chestermere! This beautifully laid-out duplex offers a bright and functional open-concept floor plan, perfect for everyday living and entertaining. With a north facing orientation, the home enjoys an abundance of natural light throughout the day. The main floor features a spacious living area that flows seamlessly into the dining space and modern kitchen. The kitchen offers ample cabinetry with a sleek, finished bulkhead extending to the ceiling, creating a clean, built-in look and polished finish. A convenient half bathroom completes the main floor, while a separate side entrance provides direct access to the unfinished basement and excellent potential for future development or a suited basement, subject to applicable approvals and permitting. Upstairs, you'll find 3 well appointed bedrooms and 2 full bathrooms. The spacious primary bedroom features its own private ensuite, while the additional bedrooms are complemented by a second full bathroom. The unfinished basement provides a blank canvas with plenty of potential to create additional living space, a home gym, office, or recreation area. Step outside to the backyard and enjoy the finished deck, perfect for relaxing, hosting guests, or enjoying the warmer months. The concrete parking pad provides convenient off-street parking. Located in Chestermere with easy access to schools, shopping, parks, amenities, and Chestermere Lake, this home offers a great combination of space, functionality, natural light, and future potential. Whether you're a first-time buyer, growing family, or investor, 118 Chelsea Mews is a home worth seeing.