



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

308 Chelsea Pier Manor Chestermere, Alberta

MLS # A2339850



\$599,386

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 308 Chelsea Pier Manor, proudly built by Sterling Homes Calgary! Family-friendly home designed for comfort, function, and room to grow. The main floor bedroom and full bath are perfect for guests or a quiet office, while the upper bonus room creates a cozy space for movie nights, hobbies, or homework. Enjoy LVP throughout the main, triple pane and added windows, quartz countertops with undermount rectangular sinks, upper laundry, side entrance, 9' basement ceilings, and rear landing with BBQ gas line rough-in. The kitchen features stainless steel appliances, chimney hood fan, gas range, built-in microwave, fridge with ice/water, pendant lighting, and walk-in pantry with French door. Ensuite offers a tiled shower with bench and niche, bank of drawers, and tiled wet areas. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, this home is designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.