



**GRASSROOTS**  
REALTY GROUP

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**223 Chelsea Heath  
Chestermere, Alberta**

**MLS # A2341272**



**\$799,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 2,331 sq.ft.                                                             | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N |               |                  |

|                    |                                                                                                                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                   | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                                                                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                          | <b>Zoning:</b>    | R-1PFD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | attached shelving, TV wall mounts                                                                                                                                 |                   |        |

Welcome to this bright, beautifully designed 2-storey home in the growing community of Chelsea, Chestermere. With 4 bedrooms up, a bonus room, a walkout basement, and no neighbours directly behind, this home delivers space and function for a growing family. Large windows fill the main floor with natural light, framing views of the open space behind the home. The open-concept kitchen, dining, and living areas make everyday living and entertaining effortless. The kitchen shines with crisp white cabinetry, stainless steel appliances, a large island with a sit-up breakfast bar, and a walk-through pantry for extra storage. The living room centres around a cozy gas fireplace, while the dining area opens onto the private back deck – ideal for relaxing or hosting. Rounding out the main level: a dedicated home office, a 2-piece bathroom, and a functional mudroom leading to the attached garage. Upstairs, a spacious bonus room offers a second living area – perfect for movie nights or a playroom. Four bedrooms complete this level, including a primary retreat with a walk-in closet and spa-like ensuite (double vanities, soaker tub, separate shower). Three additional bedrooms, a 4-piece bathroom, and upper-floor laundry round things out. The undeveloped walkout basement is a blank canvas – direct backyard access and abundant natural light set the stage for future bedrooms, a rec room, home gym, or extra family space. Outside, enjoy sunny afternoons on the south-facing back deck with glass railing, overlooking a picturesque pond and walking path with no rear neighbours. The backyard also includes a storage shed for added convenience. Set in the vibrant, newer community of Chelsea, this home combines a quiet residential feel with easy access to Chestermere's shopping, schools, parks, and pathways – plus a quick commute into Calgary.

Bright, functional, and full of room to grow. This one won't last long - book your private showing today.