



GRASSROOTS
REALTY GROUP

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109 Chelsea Grove
Chestermere, Alberta

MLS # A2343462



\$948,800

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,945 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher, Gas Cooktop, Range Hood x2, Microwave, Built-in Oven, Refrigerator x2, Electric Range x2, Washer, Dryer

BACKING ONTO GREEN SPACE/PLAYGROUND!! WALKOUT BASEMENT WITH 2 BED ILLEGAL SUITE!! SEPARATE ENTRANCE!! 6 BED 4.5 BATH!! OVER 4110 SQFT OF LIVING SPACE!! ROUGH-IN FOR LAUNDRY ON UPPER FLOOR IN MASTER CLOSET!! FUTURE HIGH SCHOOL COMING JUST STEPS AWAY!! CENTRAL A/C!! Step into a grand main floor featuring a stunning OPEN TO BELOW living area that instantly elevates the space with natural light and elegance. The layout flows seamlessly into the dining area and a warm, inviting family room with a GAS FIREPLACE. A bright breakfast nook overlooks the backyard, while the chef-inspired kitchen is truly the heart of the home—complete with an ISLAND, premium stainless steel appliances, SPICE KITCHEN, walk-in pantry, and extensive cabinetry throughout. A convenient 2PC bath completes this level. Upstairs offers 4 spacious bedrooms and 3 full baths, along with an open-to-below feature overlooking the main living area and grand entrance. The PRIMARY BEDROOM is a private retreat with a luxurious 5PC ENSUITE and walk-in closet. The second bedroom features its own 3PC ENSUITE, while the remaining two bedrooms share a well-appointed 3PC bath. Laundry rough-in is also conveniently located on this level. The WALKOUT BASEMENT features a 2 BED ILLEGAL SUITE with a separate entrance, full kitchen, living area, 4PC bath, and SEPARATE LAUNDRY—ideal for extended family or additional income potential. Backing directly onto GREEN SPACE and walking paths in Chelsea with a future school, this home offers privacy, views, and a lifestyle that's hard to find. RARE OPPORTUNITY TO OWN A LUXURY HOME IN A PRIME LOCATION!!

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