



GRASSROOTS
REALTY GROUP

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**234 Chelsea Heath
Chestermere, Alberta**

MLS # A2345685



\$584,900

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

6 BEDROOMS | 2 BEDROOM ILLEGAL SUITE | 3.5 BATHROOMS | SEPARATE LAUNDRY UPSTAIRS AND BASEMENT | SIDE ENTRANCE FOR BASEMENT | 20 X 20 CONCRETE PAD | FRESHLY PAINTED & BRAND NEW CARPET UPSTAIRS | This beautifully designed, open-concept home is located in the highly desirable Chelsea community of Chestermere, offering a perfect blend of modern living and convenient access to amenities. As you step into the main floor, you'll be greeted by 9-foot knockdown ceilings that create an airy, spacious atmosphere. A versatile bedroom/den space provides the perfect opportunity for a home office or can easily be used as an additional bedroom, depending on your needs. The kitchen is a chef's dream, featuring stainless steel appliances, including a sleek chimney hood fan and a built-in microwave, ensuring a seamless cooking experience. The stunning quartz countertops, paired with undermount sinks, are present throughout the home, adding both elegance and functionality. Vinyl plank flooring flows seamlessly through the main floor, laundry room, and bathrooms, offering durability and easy maintenance. As you ascend the upgraded wrought iron railing, you'll find the primary bedroom, a true retreat, complete with a luxurious 4-piece ensuite that boasts dual sinks and a beautifully tiled shower. The upper level also features three spacious bedrooms, perfect for family or guests, as well as a large bonus room ideal for additional living or play space. The fully finished basement is a fantastic addition, offering an illegal suite with 2 bedrooms, a separate laundry area, and a side entrance for added privacy and convenience. This space is perfect for extended family, guests, or as a potential rental income opportunity. Outside, the 20x20 concrete pad is ready for future garage development, allowing you to customize the

outdoor space to your liking. Location is key, and this home certainly delivers. Situated in the Chelsea community, you're just a 5-minute drive from all the amenities you could need, including Costco, Walmart, a movie theater, and a variety of shopping options. Enjoy easy access to Chestermere Lake, just a 5-minute drive away, perfect for outdoor activities and relaxation. Plus, with a quick 5-minute drive to Stoney Trail, commuting to Calgary or beyond is a breeze. Whether you're looking for a comfortable family home or a place to entertain, this home in Chelsea Chestermere offers everything you need and more.