



**GRASSROOTS**  
REALTY GROUP

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**536 Chelsea Gardens  
Chestermere, Alberta**

**MLS # A2347672**



**\$595,000**

|                  |                                                           |               |                  |
|------------------|-----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                                                |               |                  |
| <b>Type:</b>     | Residential/Duplex                                        |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                           |               |                  |
| <b>Size:</b>     | 1,474 sq.ft.                                              | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Alley Access, Off Street, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level                               |               |                  |

|                    |                                              |                   |     |
|--------------------|----------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan, Separate Entrance            |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this move in ready, quick possession, brand new semi detached home in the desirable community of Chelsea. Featuring a functional open concept layout, modern finishes, and a separate side entrance, this home offers exceptional value for families, first time buyers, or investors. The main floor showcases 9 foot ceilings, a bright open foyer, and a spacious living and dining area. The kitchen is finished with quartz countertops, stainless steel appliances, upgraded light fixtures, and warm tone cabinetry, offering both style and everyday functionality. A convenient 2 piece bathroom completes the main level. Upstairs includes three generously sized bedrooms, including a primary bedroom with walk in closet and a private ensuite. Two additional bedrooms and a full 4 piece bathroom provide ideal space for family or guests. Upper level laundry adds everyday convenience. The unfinished basement with separate side entrance provides excellent potential for future development and added living space. Outside, you will find added value with a rear concrete pad already in place for a future double garage (pending municipality approval) and add long term value and functionality. Located on a quiet street in Chelsea, just minutes from schools, parks, shopping, and Chestermere Lake, with easy access to Calgary.