



**GRASSROOTS**  
REALTY GROUP

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**352 Chelsea Passage  
Chestermere, Alberta**

**MLS # A2350766**



**\$579,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                       |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,593 sq.ft.                     | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | None, Off Street                 |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                  |

|                    |                              |                   |     |
|--------------------|------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Other                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Other                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | None                         | <b>Zoning:</b>    | T1X |
| <b>Foundation:</b> | Other                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                  |                   |     |

**Inclusions:** Appliances as well as all lighting equipment and heating equipment.

Welcome to this inviting home in Chestermere, offering a comfortable and functional layout perfect for families. Featuring 4 bedrooms and 3 full bathrooms, this home combines modern finishes with plenty of space for everyday living. The main living areas feature neutral colours that create a bright, timeless atmosphere and make the home easy to personalize. The kitchen is equipped with granite countertops, stainless steel appliances, a generous pantry, and a convenient breakfast nook, providing both style and functionality for family meals and entertaining. A separate second entrance is a valuable bonus. Upstairs, you'll find a spacious bonus room—perfect for a family room, home office, or entertainment space—along with the convenience of second-floor laundry. The well-designed bedroom layout provides privacy and comfort for the whole family. Outside, enjoy the convenience of two-car parking at the rear, complete with back-alley access. (With its functional floor plan, desirable features, and excellent Chestermere location, this home is a wonderful opportunity for anyone looking for comfortable family living in a welcoming community. Change house built year to 2023, main floor bedroom and full bathroom, fireplace, sperate basement entry, 9' basement with three windows, upstairs 3 bedroom and loft and 2 full bathrooms. Please add these things to the discriptions if not mentioned)