

**242 Chelsea Heath
Chestermere, Alberta**

MLS # A2142835



\$669,900

Division:	Chelsea_CH		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

UPGRADES: DOUBLE DETACHED GARAGE equipped with an ELECTRIC VEHICLE CHARGING STATION, and a fully fenced yard for added privacy. Welcome to your dream home, NEWLY BUILT in 2023! This stunning property offers NEARLY 1900 SQFT of modern living space, with a total of MORE THAN 2700 SQFT. Enjoy the equal quality of the other brand-new-built homes in the area but without the wait (IMMEDIATE POSSESSION) and have all the DESIRABLE UPGRADES at a COMPETITIVE PRICE comparable to a standard new build. The location is unbeatable, with top-rated schools, Costco, Walmart, parks, and other amenities just minutes away. You'll also be close to Chestermere Lake, which hosts many events year-round, and there's a walking trail with a pond across the street. Plus, the property comes with THE ALBERTA NEW HOME WARRANTY PROGRAM for added peace of mind. Chelsea is one of the BEST NEW COMMUNITIES in Chestermere, and it's very close to Calgary, offering a perfect blend of comfort, convenience, and community. Don't miss out on this opportunity to live in a beautiful home in a fantastic neighborhood!