

225 Chelsea Court  
Chestermere, Alberta

MLS # A2264614

\$643,350

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Chelsea_CH                      |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 2,102 sq.ft.                    | Age:   | 2024 (1 yrs old) |
| Beds:     | 4                               | Baths: | 3                |
| Garage:   | Double Garage Attached          |        |                  |
| Lot Size: | 0.08 Acre                       |        |                  |
| Lot Feat: | Back Yard                       |        |                  |

|             |                                                                                                                           |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                   | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                                                                       | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                           | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                          | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                           | Zoning:    | TBD |
| Foundation: | Poured Concrete                                                                                                           | Utilities: | -   |
| Features:   | French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                       |            |     |

The Caspian combines elevated design with practical features to fit your everyday lifestyle. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. With a side entrance and a main floor flex room paired with a full bathroom, this home offers smart functionality for families or guests. Enjoy cozy evenings by the electric fireplace with floor-to-ceiling tile. The stylish kitchen boasts stainless steel appliances, a gas range, chimney hood fan, walk-in pantry with French door, and a central island. LVP flooring runs throughout the main floor and wet areas for a sleek, low-maintenance finish. Upstairs, unwind in the bonus room or the private ensuite featuring a tiled shower. Large windows bring in natural light throughout. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it&rsquo;s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.