

**109 Chelsea Grove  
Chestermere, Alberta**

**MLS # A2295752**



## \$979,900

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,945 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Gas Cooktop, Range Hood x2, Microwave, Built-in Oven, Refrigerator x2, Electric Range x2, Washer, Dryer

**BACKING ONTO GREEN SPACE/PLAYGROUND!! WALKOUT BASEMENT WITH 2 BED ILLEGAL SUITE!! SEPARATE ENTRANCE!! 6 BED 4.5 BATH!! OVER 4110 SQFT OF LIVING SPACE!! ROUGH-IN FOR LAUNDRY ON UPPER FLOOR IN MASTER CLOSET!! FUTURE HIGH SCHOOL COMING JUST STEPS AWAY!! CENTRAL A/C!!** Step into a grand main floor featuring a stunning OPEN TO BELOW living area that instantly elevates the space with natural light and elegance. The layout flows seamlessly into the dining area and a warm, inviting family room with a GAS FIREPLACE. A bright breakfast nook overlooks the backyard, while the chef-inspired kitchen is truly the heart of the home—complete with an ISLAND, premium stainless steel appliances, SPICE KITCHEN, walk-in pantry, and extensive cabinetry throughout. A convenient 2PC bath completes this level. Upstairs offers 4 spacious bedrooms and 3 full baths, along with an open-to-below feature overlooking the main living area and grand entrance. The PRIMARY BEDROOM is a private retreat with a luxurious 5PC ENSUITE and walk-in closet. The second bedroom features its own 3PC ENSUITE, while the remaining two bedrooms share a well-appointed 3PC bath. Laundry rough-in is also conveniently located on this level. The WALKOUT BASEMENT features a 2 BED ILLEGAL SUITE with a separate entrance, full kitchen, living area, 4PC bath, and SEPARATE LAUNDRY—ideal for extended family or additional income potential. Backing directly onto GREEN SPACE and walking paths in Chelsea with a future school, this home offers privacy, views, and a lifestyle that's hard to find. RARE OPPORTUNITY TO OWN A LUXURY HOME IN A PRIME LOCATION!!