

**52, 145 Chelsea Mews
Chestermere, Alberta**

MLS # A2267627

\$445,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,649 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	MG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your brand new, never-lived-in townhome in the heart of Chestermere! This fully upgraded home offers 3 spacious bedrooms, 2.5 bathrooms, a versatile main-floor den, and a double car garage — perfect for families, professionals, or anyone who values flexible living space. Tucked away in a quiet, family-friendly neighbourhood, you'll love the sense of peace and comfort this home provides. The main level features a bright den — ideal for a home office, guest suite, or even a personal gym. Head upstairs to the open-concept second floor, where sunlight fills the living area with its high ceilings and modern design. The gourmet kitchen boasts quartz countertops, stainless steel appliances, full-height cabinetry, and a spacious dining area that flows seamlessly into the living room — complete with access to your private balcony, perfect for morning coffee or evening relaxation. On the upper level, the primary suite includes a large walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms share an upgraded 4-piece bath, and convenient upper-floor laundry makes daily life a breeze. With luxury vinyl plank flooring, modern finishes, and designer selections throughout, this move-in-ready home delivers incredible value. Located just minutes from Stoney Trail, Costco, golf courses, schools, parks, and Lake Chestermere, this townhome combines comfort, style, and unbeatable convenience. Don't wait — book your showing today and experience Chestermere living at its best!