

## 204 Chelsea Manor Chestermere, Alberta

MLS # A2278772



# \$569,900

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                 |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,356 sq.ft.               | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached     |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                                                                                         |                   |     |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding                                                               | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |                   |     |

**Inclusions:** None

Welcome to this beautiful 2-storey detached home with a double detached garage, located in the vibrant and growing community of Chelsea in Chestermere—just 10 minutes from Calgary! Chestermere is loved for its stunning lake lifestyle, and Chelsea offers the perfect blend of convenience and family-friendly living with quick access to Stoney Trail and the East Hills Shopping Centre, featuring Costco, Walmart, Cineplex, banks, and restaurants. Inside, the main floor boasts an inviting layout with a bright living room and dining area at the heart of the home, while the kitchen is tucked at the back and showcases LVP flooring, stainless steel appliances, a large island, full-height cabinets, and a spacious pantry. Upstairs, you’ll find three bedrooms including a primary retreat with a 4-piece ensuite and walk-in closet, plus two more generous bedrooms, a full bath, and a convenient laundry room. Chelsea is a thoughtfully master-planned community spanning 320 acres, designed with family connection, wellness, and access to nature at its core—offering interconnected pathways, parks, storm ponds, and local shopping. Developed by Anthem, this community balances sustainable growth with everyday conveniences, making it the perfect place to call home while enjoying the best of both Chestermere and Calgary living.