

\$999,900 - 263 Chelsea Heath, Chestermere

MLS® #A2203990

\$999,900

5 Bedroom, 4.00 Bathroom, 2,689 sqft
Residential on 0.16 Acres

Chelsea_CH, Chestermere, Alberta

7000+ SQFT LOT! WALKOUT BASEMENT!
BACKING ONTO POND AND PLAYGROUND!
Welcome to this 2600+ SQFT HOME
LOCATED ON A 7300+ SQFT PIE SHAPED
LOT! This home features a WALK-OUT
BASEMENT and backs onto a POND AND
PLAYGROUND, plus there is a walking path
separating you from your neighbour! This
HOME is BUILT TO SAVE YOU MONEY
WITH ITS PRE-INSTALLED SOLAR PANELS!
Step inside this BEAUTIFUL TRIPLE CAR
GARAGE HOME (GARAGE HAS WIRING
FOR EV CHARGING AND ROUGH-IN FOR
GARAGE HEATER) and you will be greeted
with LUXURY VINYL PLANKS, SOARING 9
FT CEILINGS, AND MORE! You will find a
COZY DEN/LIVING AREA in the front of the
house PERFECT FOR GUESTS! There is also
a BEDROOM/OFFICE CONNECTED TO A
3PC BATHROOM ON THE MAIN FLOOR!
Make your way through the hallway to your
HUGE FAMILY ROOM with GAS FIREPLACE,
your GOURMET KITCHEN with BUILT-IN
STAINLESS STEEL APPLIANCES and HUGE
KITCHEN ISLAND overlook the family room
creating the perfect flow from the connected
PANTRY all the way to the FAMILY ROOM!
The DINING ROOM is connected to the
kitchen and OVERLOOKS your REAR DECK
with 180 DEGREES OF POND AND
PLAYGROUND VIEWS! The BACKYARD
faces SOUTHWEST ALLOWING FOR AMPLE
LIGHTING TO ENTER THE HOME (PLUS
THE WINDOWS ARE OVERSIZE AND



UPGRADED FROM THE BUILDER). On the UPPER LEVEL you will find a BONUS ROOM perfect for kids or movie nights. There are 4 BEDS (ONE IS A MASTER BEDROOM CONNECTED TO A 3PC BATH AND W.I.C. AND ONE IS THE GRAND MASTER BEDROOM CONNECTED TO A 5PC ENSUITE AND A HUGE W.I.C.) and a 4PC BATHROOM! The LAUNDRY ROOM is located conveniently on the upper level and connects to the MASTER BEDROOM W.I.C.! The WALKOUT BASEMENT is UNDEVELOPED WITH TONS OF LIGHT ENTERING THE BASEMENT AND CAN BE CONVERTED INTO AN ILLEGAL/LEGAL SUITE (SUBJECT TO CITY APPROVAL). There is also BRAND NEW CONCRETE (4 ft wide sidewalks and a 10 ft x 30 fr pad in back) all around the home as well as a new wooden front deck! The HOME ITSELF is located close to both EXISTING AND FUTURE SHOPPING PLAZAS, SCHOOLS AND MORE AMENITIES! The HOME also has EASY ACCESS TO 17 AVE SE AND RAINBOW ROAD (ONLY 20 MINUTES TO BOTH YYC AIRPORT AND DOWNTOWN YYC)!

Built in 2022

Essential Information

MLS® #	A2203990
Price	\$999,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,689
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 263 Chelsea Heath
Subdivision Chelsea_CH
City Chestermere
County Chestermere
Province Alberta
Postal Code T1X 2N4

Amenities

Parking Spaces 5
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Chandelier, Vinyl Windows
Appliances Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features BBQ gas line, Lighting
Lot Description Back Yard, Interior Lot, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 23

Zoning R1

Listing Details

Listing Office Real Broker

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