

**233 Chelsea Court**  
**Chestermere, Alberta**

**MLS # A2216860**



**\$649,500**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** N/A

Discover the Caspian &ndash; a beautifully designed front garage duplex offering style, comfort, and functionality. The main floor features a flex room and full bathroom, LVP flooring, an electric fireplace with floor-to-ceiling tile, and a modern kitchen with stainless steel appliances, gas range, chimney hood fan, walk-in pantry, and fridge with water/ice dispenser. Step out to the rear wood deck (11'6" x 10') with a privacy wall and BBQ gasline RI. Upstairs offers a 3-piece ensuite with fully tiled walk-in shower. Enjoy 9' basement ceilings, a convenient side entrance, and elegant paint-grade railings with iron spindles. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. See developer website for more information on hoa fees. Photos are representative.