

# \$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, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)  
Appliances Built-In Oven, Microwave, Range Hood, Refrigerator, Window Coverings, Gas Cooktop  
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, Street Lighting, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning R1

### **Listing Details**

Listing Office Real Broker

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