

# \$668,000 - 340 Chelsea Passage, Chestermere

MLS® #A2209331

**\$668,000**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.08 Acres

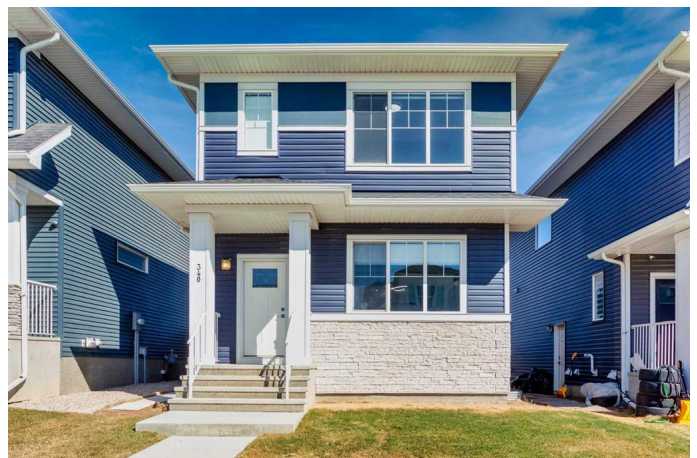
Chelsea\_CH, Chestermere, Alberta

BACK ON THE MARKET DUE TO FINANCING- HOME INSPECTION WAS WAIVED. FURNITURE INCLUDED IN THE SALE Welcome to this beautifully upgraded FULLY FURNISHED (included in the price) 4-bedroom, 3.5-bathroom single-family home, offering the perfect blend of space, style, and functionality in one of Chestermere's most exciting new communities.

Step inside to a bright and airy open-concept main floor featuring soaring 9-foot ceilings that enhance the spacious and welcoming atmosphere. The modern kitchen, dining area, and living room flow seamlessly together, making it an ideal space for both everyday living and entertaining. The living room is equipped with retractable window coverings (blinds) that can be conveniently adjusted from a distance, adding an extra touch of comfort and tech-savvy convenience. A powder room and access to the back deck and beautifully landscaped yard complete this level.

Upstairs, you'll discover three generously sized bedrooms, including a serene primary suite with a private ensuite. The two additional bedrooms share a full bathroom, and the laundry room is conveniently located on the upper level—no more carrying laundry up and down the stairs!

The fully developed basement also features 9-foot ceilings and a separate entrance, offering incredible flexibility. With a spacious bedroom, a brand-new full bathroom, a cozy



living area, and rough-ins for a future kitchen and second laundry(subject to approvals and permitting by a municipality )  
Enjoy secure parking and extra storage with a double detached garage.  
This move-in-ready home is located just steps from a scenic greenbelt and provides easy access to Calgary, making it ideal for both families and commuters. Plus, living in Chestermere means enjoying all the beauty and activities of Chestermere Lake, with year-round recreation including swimming, paddleboarding, and boating in the summer, and skating and ice fishing in the winter. Donâ€™t miss your chance to live in this stunning home in a vibrant lakeside community.  
Book your private showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209331    |
| Price          | \$668,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,474       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 340 Chelsea Passage |
| Subdivision | Chelsea_CH          |
| City        | Chestermere         |

|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 2P5     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Walk-In Closet(s), Breakfast Bar, Tray Ceiling(s)                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 110              |
| Zoning         | R-1PRL           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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