

**556 Chelsea Gardens
Chestermere, Alberta**

MLS # A2289565



\$575,000

Division:	Chelsea_CH		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security Cameras (no contract)

Welcome to this exceptional duplex, essentially brand new and never lived in, having only been utilized for short-term Airbnb rentals over the past year. Enjoy a fantastic main floor layout featuring ample counter space and a dual island, perfect for entertaining, complemented by elegant finishes such as recessed ceilings and luxurious quartz countertops. The upper floor boasts a rare bonus room, a spacious primary bedroom with a 4-piece ensuite and a generous walk-in closet, plus two additional bedrooms that offer versatile options for use—ideal as children's rooms, home offices, or creative workspaces—along with an additional 4-piece bathroom. The unfinished basement, featuring a separate entrance and zoned for potential revenue generation, can be transformed into a rental suite subject to approval and permitting by the city/municipality, multi-generational living space, or additional living area. The property includes a double detached garage. It is conveniently located with equal access to Chestermere and Calgary, as well as East Hills. Once completed, the community will feature a 15-acre eco-reserve with natural wetlands, 5 km of pathways, 4 modern playgrounds, and multi-use playfields—all within walking distance to schools, retail shops, and commercial spaces. Don't miss out on this unique opportunity to own a versatile and beautifully designed home in a thriving community!