

# \$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

OPEN HOUSE JUNE 1, 2 PM-5 PM

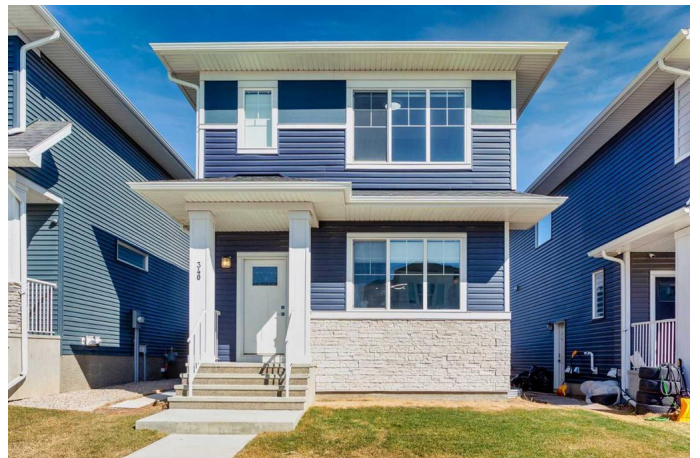
FURNITURE INCLUDED IN THE SALE

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 Breakfast Bar, Open Floorplan, Walk-In Closet(s), See Remarks, Tray Ceiling(s)  
Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Stove, 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 88  
Zoning R-1PRL

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.