



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #1305, Chestermere T1X2X9

MLS®#: **A2150346**

Area: **Chelsea_CH**

Listing Date: **07/17/24**

List Price: **\$534,900**

Status: **Active**

County: **Chestermere**

Change: **-\$5k, 06-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,707**
Low Sqft:
Ttl Sqft: **1,707**

DOM

61
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	13`2" x 8`9"	Living Room	Second	15`0" x 11`10"
Kitchen	Second	13`2" x 12`0"	Laundry	Second	5`9" x 4`3"
Bedroom - Primary	Third	12`5" x 11`10"	Bedroom	Third	12`0" x 11`5"
Bedroom	Third	12`0" x 9`4"	Bedroom	Main	11`3" x 9`0"
2pc Bathroom	Second	5`5" x 5`5"	4pc Bathroom	Third	8`0" x 5`6"
4pc Ensuite bath	Third	8`4" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$280

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc:

Remarks

Pub Rmks:

Welcome to this brand new, never-lived-in 3-story townhome offering over 1700 square feet of luxurious living space, blending functionality and style. This home features 4 spacious bedrooms and 2.5 bathrooms. The kitchen boasts an abundance of quartz countertop space, with a gorgeous island with an eating bar, full-height cabinets, and stainless steel appliances, including a fridge with water and ice dispenser. A huge balcony with a BBQ line offers you the perfect space for both relaxation and entertaining. The open-concept living area and dining room are flooded with natural light from the large windows, creating a bright and airy atmosphere. This move-in-ready townhouse had quick access to Costco, Stoney Trail, Calgary, Chestermere Lake, Golf courses, Schools, Shopping, and dining. Enjoy the convenience of a double attached garage and the tranquility of lakeside living, don't miss out on this opportunity.

Inclusions:

NONE

Property Listed By:

One Percent Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123