



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #1305, Chestermere T1X2X9

MLS® #: **A2150346** Area: **Chelsea_CH** Listing Date: **07/17/24** List Price: **\$515,000**
 Status: **Active** County: **Chestermere** Change: **-\$10k, 18-Nov** 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

139
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:
Property Listed By: **NONE**
One Percent Realty

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







