



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #1303, Chestermere T1X 0L3**

MLS®#: **A2155049**      Area: **Chelsea\_CH**      Listing Date: **08/03/24**      List Price: **\$508,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      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:

Access:

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

Finished Floor Area

Abv Sqft: **1,649**  
 Low Sqft:  
 Ttl Sqft: **1,649**

DOM

**46**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`2" x 9`0"
Dining Room	Second	13`5" x 10`4"
4pc Ensuite bath	Third	8`4" x 4`11"
Foyer	Main	9`4" x 13`0"
2pc Bathroom	Second	5`5" x 8`11"
4pc Bathroom	Third	5`6" x 8`2"
Bedroom - Primary	Third	10`6" x 14`5"

Room	Level	Dimensions
Furnace/Utility Room	Main	8`11" x 3`7"
Living Room	Second	19`3" x 12`6"
Bedroom	Third	9`8" x 12`3"
Other	Main	19`4" x 19`6"
Kitchen	Second	15`1" x 11`2"
Bedroom	Third	9`3" x 12`2"
Furnace/Utility Room	Main	2`9" x 4`7"

Condo Fee:  
**\$271**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2411007**

Remarks

Pub Rmks: **WELCOME to the stunning new Aberdeen Townhomes by TRUMAN. This brand new never lived in, LOW condo fee, 3 storey townhome offers 1649 sq ft of luxurious living space in a perfect blend of functionality and style, complete with 4 SPACIOUS bedrooms and 2.5 baths. Discover meticulously designed interiors crafted to elevate your lifestyle. The galley style kitchen offers loads of quartz finish counter space, full ceiling height cabinets, full height backsplash, stainless appliances including a fridge with water and ice dispenser, a large island featuring an eating bar, all primed for both relaxation and entertaining. Enjoy entertaining in the spacious open concept living area and separate family sized dining area, large windows flooding natural light into the entire home. This bright and airy home is move-in ready, offering you the chance to live better and embrace the Truman lifestyle Quick access to City of Calgary / Downtown / Costco, Stoney Trail, Chestermere lake, golf, schools, shopping & dining. Enjoy the convenience of a double detached garage, Embrace the tranquility of lakeside living while enjoying modern comfort and luxury amenities. Promising a life of serenity and sophistication amidst breathtaking natural surroundings. Hurry this might Be the one you are waiting for!.**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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









