



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #305, Chestermere T1X 2X9

MLS®#: **A2157544** Area: **Chelsea_CH** Listing **08/15/24** List Price: **\$505,000**
 Status: **Active** County: **Chestermere** Change: **-\$5k, 11-Sep** 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: **1,677**
 Low Sqft:
 Ttl Sqft: **1,677**

DOM

34
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**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Second	14`11" x 11`1"
Living Room	Second	14`11" x 11`4"
Balcony	Second	19`2" x 6`7"
Bedroom	Third	9`8" x 9`5"
Bedroom	Main	9`6" x 9`0"
4pc Bathroom	Third	7`11" x 5`5"

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

Legal/Tax/Financial

Condo Fee:
\$272

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4

Legal Desc: **2411026**

Remarks

Pub Rmks: **Welcome to this beautiful 4 bedroom 1667 sqft townhome with 2.5 baths in the stunning community of Chelsea in Chestermere. This townhome faces West with mountainview and just outside the front door a future green space with grass and trees. This home offers an open concept floor plan with premium vinyl plank flooring on the main and second level. The open concept in the kitchen with waterfall quartz island with an eat-up baris ideal for entertaining. The kitchen also offers plenty of storage with full height soft close cabinets/drawers along with stainless steel appliances. The upper floor boasts 3 spacious bedrooms with carpet and tile throughout, the primary bedroom offering a 4 piece ensuite a walk -in closet. A 4 piece bathroom and laundry room completes the upper floor. The balcony facing West with views of the greenspace and mountains offers a great retreat to relax and entertain. The lower floor offers one additional bedroom and a large double attached garage. Located near the City of Calgary, Costco, a lake, playgrounds, pathways, dining and shopping. This home offers modern living for families in a great community.**

Inclusions: **None**
Property Listed By: **Manor Hill Realty YYC Inc.**

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







