



THE
A-TEAM

**RE/MAX
FIRST**

285 CHELSEA Court #122, Chestermere T1X 2W7

MLS® #: **A2159246** Area: **Chelsea_CH** Listing Date: **08/21/24** List Price: **\$459,900**
 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:

Finished Floor Area
 Abv Sqft: **1,255**
 Low Sqft:
 Ttl Sqft: **1,255**

DOM

28
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Second	12`4" x 13`10"	Dining Room	Second	9`6" x 10`4"
Kitchen	Second	14`6" x 8`9"	2pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"	4pc Bathroom	Third	0`0" x 0`0"
Bedroom - Primary	Third	11`0" x 10`4"	Bedroom	Third	10`6" x 10`6"

Legal/Tax/Financial

Condo Fee: **\$261** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to Chelsea Court, showcasing the "Regent" townhome by Trico Homes! This carefully crafted residence offers 2 bedrooms, 2.5 bathrooms, and over 1,179 square feet of living space. On the entry level, you'll discover a 2-car tandem attached garage, with the option to include a flex room with a full bath. The main floor highlights a private front deck that overlooks nearby green space and walkways, enhancing your outdoor experience. Inside, the open floor plan is accentuated by 9-foot ceilings, and a modern kitchen featuring quartz countertops and stainless-steel appliances - perfect for hosting gatherings. Retreat upstairs to the owner's bedroom, complete with a large walk-in closet and a private 4-piece ensuite. A secondary bedroom with its own bath and walk-in closet await, while stacked laundry on the upper floor adds practical convenience to this stylish home. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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