



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**285 CHELSEA Court #122, Chestermere T1X 2W7**

MLS®#: **A2159246**      Area: **Chelsea\_CH**      Listing **08/21/24**      List Price: **\$444,150**  
Status: **Active**      County: **Chestermere**      Change: **-\$16k, 05-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: **1,255**  
Low Sqft:  
Ttl Sqft: **1,255**

DOM

**154**  
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**      Construction: **Vinyl Siding,Wood Frame**  
Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
Sewer:      Water Source:  
Ext Feat: **None**      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

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

Legal/Tax/Financial

Condo Fee: **\$253**      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







