

280 CHELSEA Road #1005, Chestermere T1X2X9

MLS®#: **A2160711** Area: **Chelsea_CH** Listing Date: **08/27/24** List Price: **\$515,000**
 Status: **Active** County: **Chestermere** Change: **-\$17k, 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: **1,948 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,707**
 Low Sqft:
 Ttl Sqft: **1,707**

DOM

23
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Level**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,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>
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Dining Room	Second	13`2" x 8`9"	Living Room	Second	15`0" x 11`10"
Kitchen	Second	13`2" x 12`0"	Laundry	Third	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"	Balcony	Second	19`8" x 6`8"

Legal/Tax/Financial

Condo Fee:
\$278

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2410996**

Remarks

Pub Rmks: **Stunning END UNIT 4-Bedroom 2.5 Bath Attached Garage Townhouse. Enjoy the serene environment of West Chestermere, a growing suburb of Southeast Calgary, while still being close to the bustling urban amenities of Calgary. Discover the perfect blend of modern comfort and convenient location in the charming Chelsea community of Chestermere Lake. A low-maintenance designer lifestyle, this home features low condo fees and is just 20 minutes from downtown Calgary & 5 minutes from the newest Costco. Spread across three levels, this townhome offers ample space with an open-concept design on the main floor. Enjoy the bright, airy atmosphere created by large windows and sleek vinyl flooring throughout the living and dining areas with designer light. Gourmet Kitchen & Generous Living Room - The central kitchen is a chef's delight, boasting quartz countertops, a stylish tile backsplash, a central island, dual sink, and high-end stainless steel appliances, including an electric stove, dishwasher, full height cabinets, large windows & high ceilings. Outdoor Entertaining - Step out from the living room onto a large front balcony/deck, complete with a gas line for grilling, perfect for outdoor gatherings and relaxation. Comfortable Living - The 3rd floor is dedicated to your comfort with a spacious primary suite featuring an ensuite bathroom and a walk-in closet, alongside two additional well-sized bedrooms sharing a second full bathroom. A conveniently located laundry room with a full-sized Whirlpool washer and dryer completes this level. The versatile lower level offers a flexible space that can be used as an additional bedroom or home office. It also includes an attached double garage with ample storage and a mechanical room/ storage room. Modern Conveniences - Equipped with a heat recovery ventilation (HRV) unit for optimal indoor air quality. Convenient Access - Just a few blocks from Walmart, Costco, and a variety of other retail shops, amenities, and dining options in nearby. Easy access to schools, parks, and local amenities. Master-Planned Community - Part of the award-winning Truman-developed Aberdeen Towns, this 316-acre community along the shores of Chestermere Lake promises year-round lakeside living with future additions including new schools, parks, and lifestyle amenities. This beautifully appointed townhome offers everything you need for a comfortable and enjoyable lifestyle. Contact your realtor today to schedule a viewing and see for yourself why this home is the perfect fit for you! Reasons to Buy: - Spacious 4-bedroom, 3.5-bathroom layout - Low condo fees and modern amenities - Close proximity to major retail stores and downtown Calgary - Part of a family-friendly, master-planned community by renowned builder Truman Experience the best of both worlds with lakeside tranquility and city convenience—make this home yours today!**

Inclusions: n/a
 Property Listed By: **RE/MAX House of Real Estate**

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















