



THE
A-TEAM

**RE/MAX
FIRST**

285 CHELSEA Court #113, Chestermere T1X 2W7

MLS®#: **A2164759**

Area: **Chelsea_CH**

Listing Date: **09/11/24**

List Price: **\$487,850**

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: **2025**

Finished Floor Area
Abv Sqft: **1,141**
Low Sqft:
Ttl Sqft: **1,141**

DOM

101
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Level**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
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,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Second	12` 4" x 13` 10"
Kitchen	Second	14` 6" x 8` 9"
4pc Ensuite bath	Third	0` 0" x 0` 0"
Bedroom	Third	10` 6" x 10` 6"

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

Legal/Tax/Financial

Condo Fee:
\$253

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

Zoning: **TBD**

Legal Desc:

TBD

Remarks

Pub Rmks:

Welcome to Chelsea Court, featuring the "Regent" townhome by Trico Homes, one of Calgary's premier local builders! This thoughtfully designed residence offers 2 bedrooms, 3.5 bathrooms, and over 1,382 square feet of living space. On the entry level, you'll find a versatile flex room with a full bath and an oversized one-car attached garage. The main floor showcases a private front deck with a gas line, facing the green space and walkways. Inside, the open-concept layout is enhanced by 9-foot ceilings and a modern kitchen with gas line, quartz countertops, and stainless-steel appliances—ideal for hosting gatherings. The home also features a rough-in for air conditioning, ensuring comfort throughout the year. Upstairs, the owner's bedroom includes a generous walk-in closet and a private 4-piece ensuite. A secondary bedroom, complete with its own bath and walk-in closet, provides additional comfort. Stacked laundry on the upper floor adds 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







