



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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

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

DOM

**71**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

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	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 Ensuite bath	Third	0` 0" x 0` 0"
Bedroom	Third	10` 6" x 10` 6"	Bedroom - Primary	Third	10` 4" x 11` 0"

Legal/Tax/Financial

Condo Fee: **\$253**      Title: **Fee Simple**      Zoning: **TBD**  
 Fee Freq: **Monthly**

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

