



THE
A-TEAM

**RE/MAX
FIRST**

285 CHELSEA Court #107, Chestermere T1X 2W7

MLS®#: **A2165722** Area: **Chelsea_CH** Listing Date: **09/13/24** List Price: **\$489,200**
 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:

Access:

Lot Feat: **Landscaped,Level**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,255**
 Low Sqft:
 Ttl Sqft: **1,255**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
 Int Feat: **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	11` 6" x 10` 4"

Legal/Tax/Financial

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

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to Chelsea Court, where you'll discover the "Regent" townhome by Trico Homes, a standout among Calgary's premier local builders. This beautifully designed residence offers 2 bedrooms, 2.5 bathrooms, and over 1,179 square feet of thoughtfully planned living space. The main floor offers a private front deck with a gas line, perfect for enjoying views of the green spaces & walkways. Inside, the open-concept layout is highlighted by 9-foot ceilings, four flush-mounted LED lights in the great room, and a modern kitchen equipped with quartz countertops and semi-built-in stainless-steel appliances. Additional features include a rough-in for air conditioning and zebra blinds on all windows to ensure comfort throughout the year. Upstairs, the owner's bedroom boasts a spacious walk-in closet and a private 4-piece ensuite. The secondary bedroom also offers a walk-in closet & its own bath, enhancing comfort and privacy. For added convenience, stacked laundry is located on the upper floor. 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



