



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: **\$473,450**

Status: **Active**

County: **Chestermere**

Change: **-\$315, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area

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

DOM

68
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

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
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	11` 6" x 10` 4"

Legal/Tax/Financial

Condo Fee:
\$253

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

Zoning:
TBD

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



