



THE
A-TEAM

**RE/MAX
FIRST**

285 CHELSEA Court #106, Chestermere T1X 2W7

MLS®#: **A2165739** Area: **Chelsea_CH** Listing Date: **09/16/24** List Price: **\$490,250**
 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: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,417**
 Low Sqft:
 Ttl Sqft: **1,417**

DOM

96
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Level**
 Park Feat: **Single 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: **Natural Woodwork,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"
4pc Bathroom	Main	

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` 0" x 10` 4"
Flex Space	Main	10` 6" x 8` 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 and the impressive "Regent" townhome by Trico Homes, one of Calgary's premier local builders. This thoughtfully designed residence features 2 bedrooms, 3.5 bathrooms, & over 1,344 square feet of well-planned 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 offers a private front deck with a gas line, perfect for enjoying views of the green spaces and 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 master bedroom includes a spacious walk-in closet & a private 4-piece ensuite. The secondary bedroom also offers a walk-in closet and its own bath, adding. Photos may be 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







