



THE A-TEAM

RE/MAX FIRST

285 CHELSEA Court #105, Chestermere T1X 2W7

MLS@#: A2166113 Area: Chelsea_CH Listing: 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
128
Layout
Beds: 2 (2)
Baths: 3.5 (3 1)
Style: 3 Storey

Access:
Lot Feat:
Park Feat: Landscaped,Level
Single Garage Attached

Parking
Ttl Park: 1
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Great Room, Kitchen, 4pc Ensuite bath, Bedroom, Flex Space, Dining Room, 2pc Bathroom, 4pc Ensuite bath, Bedroom - Primary, 4pc Bathroom.

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, and 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 and a private 4-piece ensuite. 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





