

285 CHELSEA Court #105, Chestermere T1X 2W7

MLS® #: **A2166113** Area: **Chelsea_CH** Listing Date: **09/16/24** List Price: **\$506,000**
 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:

DOM

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

Access:
 Lot Feat:
 Park Feat:

Parking

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

Landscaped,Level
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: **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` 0" x 10` 4"
Flex Space	Main	8` 4" x 10` 6"	4pc Bathroom	Main	

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 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



