



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**285 CHELSEA Court #104, Chestermere T1X 2W7**

MLS®#: **A2166126** Area: **Chelsea\_CH** Listing Date: **09/16/24** List Price: **\$481,550**  
Status: **Active** County: **Chestermere** Change: **+\$2k, 16-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: **1,376**  
Low Sqft:  
Ttl Sqft: **1,376**

DOM

**65**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 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: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Second</b>	<b>12`4" x 13`10"</b>
<b>Kitchen</b>	<b>Second</b>	<b>14`6" x 8`9"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`6" x 10`6"</b>
<b>Flex Space</b>	<b>Main</b>	<b>12`2" x 9`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>9`6" x 10`4"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`0" x 10`4"</b>

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, 2.5 bathrooms, and over 1,301 square feet of well-planned living space. On the entry level, you'll find a versatile closed flex room with a closet 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**



