



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #805, Chestermere T1X 0L3

MLS®#: **A2169182**

Area: **Chelsea_CH**

Listing Date: **10/02/24**

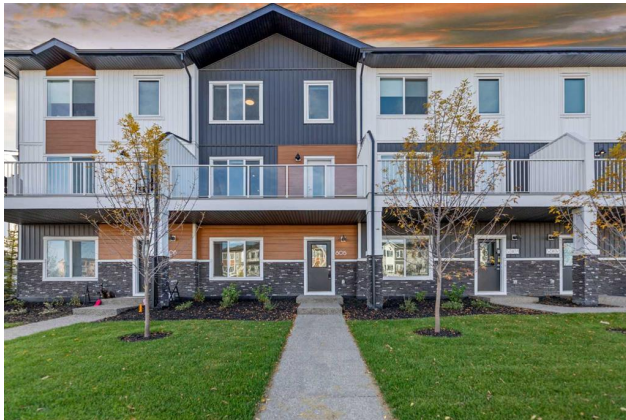
List Price: **\$479,000**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 20-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: **1,661**
Low Sqft:
Ttl Sqft: **1,661**

DOM

50

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Main	8`9" x 3`7"
Dining Room	Second	13`3" x 8`9"
Kitchen	Second	13`3" x 12`0"
Bedroom	Third	12`2" x 9`3"
2pc Bathroom	Second	5`11" x 5`4"
4pc Ensuite bath	Third	8`4" x 4`11"

Room	Level	Dimensions
Bedroom	Main	11`3" x 9`0"
Living Room	Second	15`0" x 12`2"
Bedroom - Primary	Third	11`11" x 10`6"
Bedroom	Third	12`1" x 9`7"
4pc Bathroom	Third	7`11" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2410993**

Remarks

Pub Rmks: **** 3 Months of Condo Fees Pre-paid! ** Experience the epitome of luxury living in this newly constructed townhome, situated in this well-established Chestermere community. Crafted by Truman Homes, this 4-bedroom, 2.5-bathroom townhouse boasts superior quality and meticulous craftsmanship. On the upper level you will find the primary bedroom with an indulgent ensuite and a generously sized walk-in closet. Adjacent to it are two additional spacious bedrooms complemented by a well-appointed 4-piece main bathroom. The second level features a powder room, state-of-the-art kitchen equipped with brand-new stainless steel appliances, a dining area, and a sunlit living room. This move in ready home is flooded with natural light, creating a warm and inviting ambiance. The expansive balcony provides an ideal space for hosting gatherings and BBQs in the summer months. Additionally, the main level features the fourth bedroom, or a versatile den/office area. Convenience is further enhanced with amenities such as an upperfloor laundry room and a double attached garage with additional storage. In close proximity to playgrounds, pathways, schools, and steps to shopping, this property presents a unique opportunity to elevate your lifestyle. Don't miss out, contact your preferred Realtor today to arrange a viewing of this turnkey home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



