



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #706, Chestermere T1X 0L3

MLS® #: **A2172228**

Area: **Chelsea_CH**

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

List Price: **\$509,900**

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:

Finished Floor Area

Abv Sqft: **1,705**
Low Sqft:
Ttl Sqft: **1,705**

DOM

8

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 9`1"	Furnace/Utility Room	Main	8`9" x 3`6"
2pc Bathroom	Second	5`6" x 9`3"	Dining Room	Second	13`3" x 8`2"
Kitchen	Second	15`6" x 12`4"	Living Room	Second	19`4" x 12`7"
4pc Bathroom	Third	5`7" x 8`1"	4pc Ensuite bath	Third	8`3" x 5`1"
Bedroom	Third	11`6" x 12`2"	Bedroom	Third	9`6" x 12`1"

Bedroom - Primary

Third

12`6" x 14`7"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2410994**

Remarks

Pub Rmks: **Open House Sun Oct 13th 11am-2pm | BRAND NEW CORNER UNIT | FACING PARK & GREEN SPACE | LOW CONDO FEES | 20 MINS TO DOWNTOWN YYC | Welcome to this beautifully appointed 4-bedroom, 3.5-bathroom townhome by TRUMAN in the vibrant community of Chelsea, Chestermere. Offering care-free condo living with low fees, it's just a short walk from Walmart, Costco, and restaurants in Belvedere SE Calgary. The open-concept main floor features vinyl plank flooring, large windows, and bright living and dining spaces. The gourmet kitchen boasts full-height cabinetry, quartz countertops, a central island, and stainless steel appliances with a water and ice dispenser. The living room opens to a large front balcony with a gas line, perfect for outdoor entertaining. A 2-piece powder room completes the main floor. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a shared 4-piece bathroom, and upper-floor laundry with a full-sized Samsung washer and dryer complete this level. The lower level offers a guest bedroom or office, an oversized attached double garage with storage, and a mechanical room with a heat recovery ventilation (HRV) unit. Steps from major amenities and minutes from 17th Ave, Stoney Trail, and Downtown Calgary, this home offers exceptional living in a prime location. Don't miss your chance to make it yours!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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











