



**280 CHELSEA Road #706, Chestermere T1X 0L3**

MLS®#: **A2172228** Area: **Chelsea\_CH** Listing **10/10/24** List Price: **\$509,888**  
 Status: **Active** County: **Chestermere** Change: **-\$12, 07-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: **1,705**  
 Low Sqft:  
 Ttl Sqft: **1,705**

DOM

**41**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Back Lane,Backs on to Park/Green Space,Low Maintenance Landscape  
 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

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

**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 Sat Nov 9th 1:00pm-3:00pm & Mon Nov 11th 11:00am-1:00pm | 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**











