



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #2205, Chestermere T1X0L3**

MLS®#: **A2172723**      Area: **Chelsea\_CH**      Listing Date: **10/11/24**      List Price: **\$499,999**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,641**  
                     Low Sqft:  
                     Ttl Sqft: **1,641**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached**

DOM

**71**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 11`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`2" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 5`6"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 9`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 10`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`2" x 9`0"</b>
<b>Foyer</b>	<b>Lower</b>	<b>6`11" x 5`5"</b>	<b>Other</b>	<b>Lower</b>	<b>19`6" x 19`3"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`10" x 3`7"</b>			

Condo Fee:  
**\$271**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2411020**

Remarks

Pub Rmks: **Welcome to this beautifully designed 4-bedroom, 2.5 bathroom townhome in Chestermere, offering 1,641.82 sqft of beautifully well-planned living space. This 2024 NEW HOME features a main floor bedroom on the first level, perfect for guests or for use as a home office, with convenient access to the attached double car-garage. The second level features a bright and spacious living area that flows seamlessly into the dining space and modern kitchen, complete with sleek new appliances and a generous pantry for all your storage needs. The kitchen overlooks the living area and extends out to the balcony, creating the perfect spot for relaxing with a morning coffee or enjoying an evening breeze. A conveniently located half bath is tucked away from the kitchen for added privacy. The upper level offers three spacious bedrooms, including a primary bedroom with its own ensuite and walk-in-closet. A 4-piec bathroom serves the additional two bedrooms, while the upper-level laundry room adds convenience to your routine. A perfect blend of comfort and functionality awaits you! You don't want to miss this townhome! **BOOK YOUR VIEWING TODAY!****

Inclusions: n/a  
Property Listed By: **eXp Realty**

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











