



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA ROAD #1604, Chestermere T1X2X9**

MLS®#: **A2173972**

Area: **Chelsea\_CH**

Listing Date: **10/18/24**

List Price: **\$504,888**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,645**  
Low Sqft:  
Ttl Sqft: **1,645**

DOM

**33**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Few Trees,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`3" x 8`8"</b>
<b>Kitchen</b>	<b>Second</b>	<b>16`1" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 8`11"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`2" x 4`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 12`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>13`3" x 10`3"</b>
<b>Living Room</b>	<b>Second</b>	<b>19`3" x 12`5"</b>
<b>3pc Bathroom</b>	<b>Third</b>	<b>5`6" x 7`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`6" x 12`9"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`4" x 14`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$271**

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

Zoning:  
**M-G**

Legal Desc: **2411010**

Remarks

Pub Rmks: **Welcome to the Chestermere's Brand new built Townhome! This stunning 4-bedroom townhome is nestled in the vibrant and expanding Chelsea community. This beautiful residence features 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. Newly built construction is in the prime location, and it offers plenty of luxury features that you will enjoy 9' ceiling, quartz counter tops, vinyl floors, upper floor laundry, a spacious master bedroom featuring a luxurious 3 piece on-suite, and an additional of 2 other bedrooms. This unit is completely ready to move in! Chestermere provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. Proximity to Calgary isn't the only highlight though, the growing City of Chestermere offers many diverse amenities, and all are a short drive away, like No Frills, Pizza Hut, Pharmacy and Dental.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









