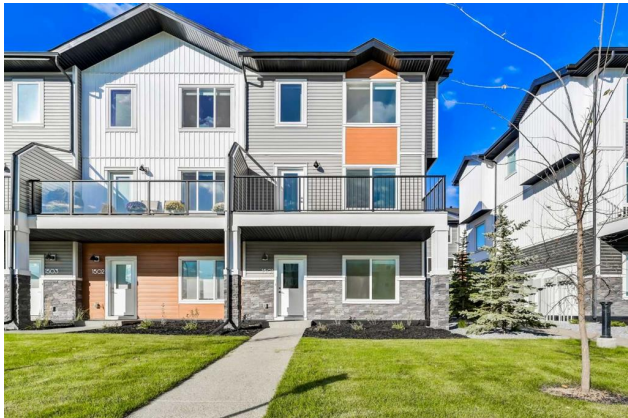


280 CHELSEA Road #1501, Chestermere T1X 0L3

MLS®#: **A2174244** Area: **Chelsea_CH** Listing **10/20/24** List Price: **\$485,000**
 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:

Access:

Lot Feat: **Paved**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,708**
 Low Sqft:
 Ttl Sqft: **1,708**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Central** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`4" x 8`8"	Living Room	Main	15`0" x 12`2"
Kitchen	Main	13`0" x 12`0"	Bedroom - Primary	Second	12`6" x 12`0"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	12`2" x 11`7"
Bedroom	Second	12`2" x 9`2"	Bedroom	Main	11`2" x 9`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$272

Fee Simple

01

Fee Freq:
Monthly

Legal Desc: 2411009

Remarks

Pub Rmks: **Stunning END UNIT 4-Bedroom 2.5 Bath Attached Garage Townhouse. A low-maintenance designer lifestyle, this home features low condo fees and is just 20 minutes from downtown Calgary & 5 minutes from the newest Costco. Spread across three levels, this townhome offers ample space with an open-concept design on the main floor. Enjoy the bright, airy atmosphere created by large windows and sleek vinyl flooring throughout the living and dining areas with designer light. Gourmet Kitchen & Generous Living Room - The central kitchen is a chef's delight, boasting quartz countertops, a stylish tile backsplash, a central island, dual sink, and high-end stainless steel appliances, including an electric stove, dishwasher, full height cabinets, large windows & high ceilings. Outdoor Entertaining - Step out from the living room onto a large front balcony/deck, complete with a gas line for grilling, perfect for outdoor gatherings and relaxation. Comfortable Living - The 3rd floor is dedicated to your comfort with a spacious primary suite featuring an ensuite bathroom and a walk-in closet, alongside two additional well-sized bedrooms sharing a second full bathroom. A conveniently located laundry room with a full-sized Whirlpool washer and dryer completes this level. The versatile lower level offers a flexible space that can be used as an additional bedroom or home office. It also includes an attached double garage with ample storage and a mechanical room/ storage room. Modern Conveniences - Equipped with a heat recovery ventilation (HRV) unit for optimal indoor air quality. Convenient Access - Just a few blocks from Walmart, Costco, and a variety of other retail shops, amenities, and dining options in nearby. Easy access to schools, parks, and local amenities. Master-Planned Community - Part of the award-winning Truman-developed Aberdeen Towns, this 316-acre community along the shores of Chestermere Lake promises year-round lakeside living with future additions including new schools, parks, and lifestyle amenities. This beautifully appointed townhome offers everything you need for a comfortable and enjoyable lifestyle. Contact your realtor today to schedule a viewing and see for yourself why this home is the perfect fit for you! Reasons to Buy: - Spacious 4-bedroom, 3.5-bathroom layout - Low condo fees and modern amenities - Close proximity to major retail stores and downtown Calgary -**

Inclusions: n/a
Property Listed By: CIR Realty

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







