



THE A-TEAM

RE/MAX FIRST

280 CHELSEA Road #1303, Chestermere T1X0L3

MLS® #: A2179601 Area: Chelsea_CH Listing Date: 11/16/24 List Price: \$479,800
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: Back Lane, Interior Lot, Landscaped
Park Feat: Double Garage Attached

Finished Floor Area

Abv Sqft: 1,649
Low Sqft:
Ttl Sqft: 1,649

DOM

4

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
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line

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

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Living Room, Dining Room, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2411007**

Remarks

Pub Rmks: *****Open House Saturday & Sunday (Nov 23-24) from 2pm to 4pm*** Are you ready for your new keys in the exceptional LAKE COMMUNITY of Chestermere? I am pleased to showcase this stunning new Aberdeen Townhome unit by TRUMAN HOMES! This 2024 brand-new, never-lived-in townhome offers 1,649 sq. ft. of luxurious living with LOW condo fees. Thoughtfully designed for modern living, this 3-storey home features 4 spacious bedrooms, 2.5 baths, and a perfect blend of style and functionality. The gorgeous kitchen boasts quartz countertops, full-height cabinets, stainless steel appliances (including a fridge with water and ice dispenser), and a large island with an eating bar, ideal for entertaining. The open-concept living and dining spaces are bright and airy, thanks to the large windows and 9 ft. ceiling that flood the home with natural light. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. The laundry room is suitably located in the upper level and with 2.5 bathrooms in the home, everyone enjoys ultimate convenience and privacy. You will enjoy the double detached garage and an unbeatable location with quick access to downtown Calgary, Costco, Stoney Trail, Chestermere Lake, golf courses, schools, shopping, and dining. This home is move-in ready, offering the opportunity to enjoy modern comfort in a serene, LAKE COMMUNITY setting. Don't miss out—this property won't last long and don't forget to check out the VIRTUAL TOUR.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







