



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

**35**  
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: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      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

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`7" x 9`1"	Foyer	Main	9`4" x 13`0"
Living Room	Second	14`11" x 12`5"	Kitchen	Second	15`11" x 11`7"
Dining Room	Second	13`3" x 9`1"	2pc Bathroom	Second	5`7" x 8`6"
Bedroom - Primary	Third	10`6" x 14`6"	Bedroom	Third	9`6" x 12`2"
Bedroom	Third	9`6" x 12`3"	4pc Ensuite bath	Third	8`5" x 5`1"
4pc Bathroom	Third	5`7" x 8`1"			

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 30 - Dec 1) from 1pm to 3pm\*\*\* 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**









