

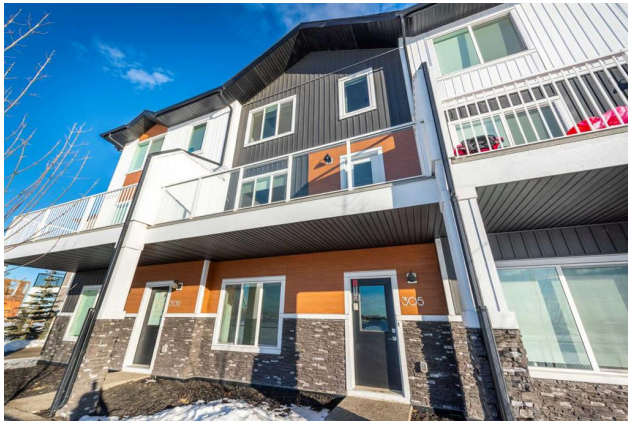


THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA ROAD #305, Chestermere T1X 2X9

MLS®#: **A2182741** Area: **Chelsea_CH** Listing Date: **12/12/24** List Price: **\$479,700**
 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:
 Park Feat: **Other
 Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,657**
 Low Sqft:
 Ttl Sqft: **1,657**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Other**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Other**

Construction: **Other, Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
m-g

Legal Desc: **2411026**

Remarks

Pub Rmks: **"OPEN HOUSE DEC 21-22, 12-3PM" Step into this stunning 4-bedroom, 1657 sq. ft. townhome located in the vibrant community of Chelsea in Chestermere! This West-facing home offers breathtaking mountain views and overlooks a future green space right outside your front door—perfect for outdoor lovers. Designed with an open-concept floor plan, the main and second levels feature premium vinyl plank flooring, creating a modern and inviting space. The heart of the home is the stylish kitchen, complete with a waterfall quartz island and an eat-up bar, making it perfect for hosting and family gatherings. You'll also find plenty of storage with full-height soft-close cabinets and drawers, along with sleek stainless steel appliances. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet. The upper floor also includes a second 4-piece bathroom and a convenient laundry room. Step out onto the West-facing balcony to enjoy relaxing evenings with views of the green space and mountains—a perfect spot to unwind or entertain. The lower floor adds even more value with an additional bedroom and a spacious double attached garage. Conveniently located near Calgary, Costco, a lake, playgrounds, pathways, dining, and shopping, this home combines modern living with the charm of a family-friendly community. This is the perfect place to call home—don't miss out!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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



