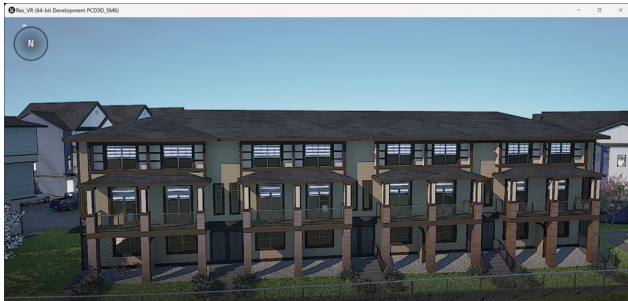




285 CHELSEA COURT #102, Chestermere T1X 2W7

MLS® #: **A2191921** Area: **Chelsea_CH** Listing Date: **02/02/25** List Price: **\$462,850**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Row/Townhouse**
 Sub Type: **Chestermere**
 City/Town: **2025**
 Year Built: **1,616 sqft**
Lot Information
 Lot Sz Ar: **1,616 sqft**
 Lot Shape:

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**
 Utilities and Features

Roof: **Fiberglass**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Oven, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer**
 Int Feat: **Built-in Features, Double Vanity, Quartz Counters, Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	47`0" x 40`5"	Dining Room	Main	35`6" x 31`2"
Kitchen	Main	28`9" x 47`7"	Bedroom	Upper	34`5" x 34`5"
Bedroom - Primary	Upper	34`5" x 36`1"	2pc Bathroom	Main	13`1" x 13`1"
4pc Ensuite bath	Upper	27`4" x 24`7"	3pc Ensuite bath	Upper	27`4" x 24`7"

Legal/Tax/Financial

Condo Fee: **\$253** Title: **Fee Simple** Zoning: **R-4**
 Fee Freq: **Monthly**

Legal Desc: **2311310**

Remarks

Pub Rmks: **Step into the beautifully designed Regent floorplan, a stunning 2-bedroom, 2.5-bath townhome that blends modern luxury with everyday convenience. Located in**

the desirable Chelsea community, this Trico Homes masterpiece offers an ideal combination of style, functionality, and comfort – perfect for those seeking a sophisticated and low-maintenance lifestyle. This particular unit comes in the Driftwood colour palette and has been tastefully upgraded featuring: LVP flooring throughout, A/C rough-ins, a semi-built-in kitchen, and a gas line to the deck! The open-concept design of the Regent effortlessly integrates spacious living areas, creating a welcoming atmosphere for both relaxation and entertaining. Upon entry, you are greeted by a two-car tandem garage as well as a generous foyer that leads you to the second floor, where you'll find a sleek 2-piece powder room for added convenience. The upgraded semi-built-in kitchen is a true showstopper, featuring contemporary finishes, ample counter space, and modern appliances, making it perfect for meal prep and gatherings. The adjacent dining area and expansive great room flow seamlessly into one another, creating the perfect space for family dinners or hosting friends. Step out onto the private deck, ideal for enjoying your morning coffee in peace. The upper floor of the home boasts upgraded LVP flooring throughout, giving the space a polished, modern feel. Two spacious master bedrooms await, each with its own luxurious ensuite bathroom and walk-in closet. Whether you're relaxing after a long day or hosting guests, these private retreats offer the perfect balance of style and comfort. Located in the sought-after Chelsea community, you'll enjoy easy access to Chestermere Lake, Lakeside Greens Golf Course, Easthills shopping centre, schools, and all the best amenities the area has to offer. Don't miss the opportunity to make this stylish and functional townhome your own.

Inclusions:
Property Listed By:

Garage control(s), Window Coverings
Century 21 Bravo Realty

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





