



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #706, Chestermere T1X 0L3**

MLS®#: **A2196648**

Area: **Chelsea\_CH**

Listing Date: **02/22/25**

List Price: **\$509,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,705**  
Low Sqft:  
Ttl Sqft: **1,705**

DOM

**5**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Low Maintenance Landscape**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tray Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`2" x 9`1"
Kitchen	Second	15`6" x 12`4"
Bedroom	Third	11`6" x 12`2"
Furnace/Utility Room	Main	8`9" x 3`6"
Living Room	Second	19`4" x 12`7"
Bedroom	Third	9`6" x 12`1"

Room	Level	Dimensions
2pc Bathroom	Second	5`6" x 9`3"
4pc Bathroom	Third	5`7" x 8`1"
Bedroom - Primary	Third	12`6" x 14`7"
Dining Room	Second	13`3" x 8`2"
4pc Ensuite bath	Third	8`3" x 5`1"

Legal/Tax/Financial

Condo Fee:  
**\$277**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2410994**

Remarks

Pub Rmks: **BRAND NEW CORNER UNIT | FACING PARK & GREEN SPACE | LOW CONDO FEES | 20 MINS TO DOWNTOWN YYC | Welcome to this beautifully appointed 4-bedroom, 3.5-bathroom townhome by TRUMAN in the vibrant community of Chelsea, Chestermere. Offering care-free condo living with low fees, it's just a short walk from Walmart, Costco, and restaurants in Belvedere SE Calgary. The open-concept main floor features vinyl plank flooring, large windows, and bright living and dining spaces. The gourmet kitchen boasts full-height cabinetry, quartz countertops, a central island, and stainless steel appliances with a water and ice dispenser. The living room opens to a large front balcony with a gas line, perfect for outdoor entertaining. A 2-piece powder room completes the main floor. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a shared 4-piece bathroom, and upper-floor laundry with a full-sized Samsung washer and dryer complete this level. The lower level offers a guest bedroom or office, an oversized attached double garage with storage, and a mechanical room with a heat recovery ventilation (HRV) unit. Steps from major amenities and minutes from 17th Ave, Stoney Trail, and Downtown Calgary, this home offers exceptional living in a prime location. Don't miss your chance to make it yours!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Real Estate (Central)**

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











