



**GRASSROOTS**  
REALTY GROUP

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**1902, 280 Chelsea Road  
Chestermere, Alberta**

**MLS # A2228090**



**\$469,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE Saturday August 23th 1-3pm!!! 4 BEDROOM or 3 PLUS DEN/OFFICE - 2024 BUILD - 1614 SF - DOUBLE ATTACHED GARAGE - CLOSE TO CHESTERMERE LAKE. Welcome to your dream home&mdash;one year old built in 2024, this tastefully modern townhome has 1614 SF of stylish, comfortable living! Located in the highly sought-after city of Chestermere, located near schools, parks, shops, Chestermere Lake, Cove Beach and only 15 minutes from Calgary and major highway routes, this gem puts you at the heart of everything. Step into your ground floor level giving you access to a spacious front home office, extra bedroom or sitting area and direct access to your rear attached double garage. Main level boasts a bright, open-concept layout featuring high-end vinyl plank flooring throughout and striking large windows ensures you don't miss any sunlight. Enjoy your spacious balcony equipped with a BBQ gas line and a serene view over the quiet neighborhood, perfect for morning coffee, hosting a family BBQ or a relaxing evening. The gorgeous chef&rsquo;s kitchen is the true heart of the home, complete with brand-new stainless-steel appliances, shining granite counters, full-height cabinetry, and sleek recessed pot lighting. Moving to the third level the large primary bedroom with a full 4-piece ensuite and walk-in closet are sure to impress while 2 more bedrooms create unmatched versatility with a second full bathroom serving them. With an unbeatable location and all modern features from top to bottom, this condo offers comfort, style, and convenience you&rsquo;ll fall in love with&mdash;book your private showing today!