



GRASSROOTS
REALTY GROUP

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**2204, 280 Chelsea Road
Chestermere, Alberta**

MLS # A2242198



\$464,900

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,639 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Recessed Lighting		

Inclusions:	N/A
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Welcome to this beautifully appointed townhome offering the perfect blend of comfort, functionality, and style – all in an unbeatable Chestermere location! With 4 bedrooms and 2.5 bathrooms, this thoughtfully designed home is ideal for families, professionals, or those seeking flexible living space. Enjoy a premium location directly facing a landscaped central park area – perfect for morning coffee views or evening strolls. Inside, the main floor features a versatile bedroom that can easily serve as a guest room, office, or home gym. The open-concept main living space is flooded with natural light and highlights a gourmet kitchen complete with full-height cabinetry, soft-close doors and drawers, elegant quartz countertops, stainless steel appliances, and a spacious pantry. The kitchen flows effortlessly into the dining area and bright living room, which opens to a private balcony – perfect for entertaining or relaxing. Upstairs, the serene primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a convenient upper-floor laundry room complete this level. With durable vinyl plank flooring throughout the main living areas, high ceilings, and a stylish modern palette, this townhome is move-in ready and packed with value. Just a short drive to Calgary and steps from the year-round amenities of Lake Chestermere, this is the lifestyle you've been waiting for!