



GRASSROOTS
REALTY GROUP

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**104, 285 Chelsea Court
Chestermere, Alberta**

MLS # A2255553



\$402,964

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Chelsea_CH | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,376 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Level | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 253 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to Chelsea Court and the impressive "Regent" townhome by Trico Homes, one of Calgary's premier local builders. This thoughtfully designed residence features 2 bedrooms, 2.5 bathrooms, and over 1,301 square feet of well-planned living space. On the entry level, you'll find a versatile closed flex room with a closet and an oversized one-car attached garage. The main floor offers a private front deck with a gas line, perfect for enjoying views of the green spaces and walkways. Inside, the open-concept layout is highlighted by 9-foot ceilings, four flush-mounted LED lights in the great room, and a modern kitchen equipped with quartz countertops and semi-built-in stainless-steel appliances. Additional features include a rough-in for air conditioning and zebra blinds on all windows to ensure comfort throughout the year. Upstairs, the owner's bedroom includes a spacious walk-in closet and a private 4-piece ensuite. Photos are representative