



**GRASSROOTS**  
REALTY GROUP

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**72, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2255989**



**\$439,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Chelsea Court, a stylish two-bedroom, two-and-a-half-bathroom townhome in Chestermere's vibrant Chelsea community. With over 1,100 sqft of thoughtfully designed living space, the open-concept main floor connects the kitchen, dining, and living areas, enhanced by large windows and air conditioning rough-ins. The kitchen features quartz countertops, rich cabinetry, and stainless steel appliances, with a half bath completing the level. Upstairs, the primary bedroom offers a four-piece ensuite and spacious closet, while the second bedroom has its own ensuite and walk-in. Laundry is conveniently upstairs as well. Durable Hardie board siding, a double tandem garage, and a private balcony add lasting value. Just minutes from Chestermere Lake, parks, shops, and Calgary access, this Trico Homes townhome offers modern comfort, convenience, and style. Photos are from a completed unit, photos are representative. \$5000 realtor bonus offered by Trico Homes. Agent bonus is limited and may be withdrawn without prior notice, contact seller for details.