



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1403, 280 Chelsea Road
Chestermere, Alberta**

MLS # A2274966



\$449,999

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,638 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience elevated living in this beautifully designed 4-bedroom townhome located in the vibrant, family-friendly community of Chelsea. With scenic walking paths, playgrounds, and convenient shopping just steps away, this home offers an ideal blend of comfort and convenience. Inside, you'll find 4 spacious bedrooms, 2.5 bathrooms, and an attached double heated garage—perfect for Alberta winters. The main floor includes a versatile bedroom that can serve as a guest room, home office, or creative workspace. Thoughtful upgrades are featured throughout, including luxury vinyl plank flooring, high ceilings, and stylish modern finishes. The chef-inspired kitchen is a standout, showcasing full-height soft-close cabinetry, quartz countertops, stainless steel appliances, and a functional pantry. Whether you're entertaining at the eat-up island or preparing everyday meals, this kitchen is designed to impress. Upstairs, the primary suite provides a relaxing retreat with a large walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a 4-piece main bathroom, and convenient upper-level laundry complete the second floor for added everyday comfort. Bright, modern, and move-in ready, this townhome offers the low-maintenance, sophisticated lifestyle. Don't miss your opportunity to make this exceptional home yours!