



GRASSROOTS
REALTY GROUP

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

MLS # A2276724



\$395,438

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

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