



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

MLS # A2276741



\$402,964

Division: Chelsea_CH

Type: Residential/Five Plus

Style: 3 (or more) Storey

Size: 1,376 sq.ft. **Age:** 2024 (2 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 master bedroom includes a spacious walk-in closet and a private 4-piece ensuite. Photos are representative.