



**1001, 280 Chelsea Road  
Chestermere, Alberta**

**MLS # A2286740**



**\$439,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** NA

Modern 4-Bedroom Townhome in Chelsea, Chestermere | Double Attached Garage | Nearly New with New Home Warranty Welcome to this beautifully maintained, less-than-2-year-old townhouse in the sought-after community of Chelsea in Chestermere. Offering a functional and stylish layout, this home features 4 bedrooms and 2.5 bathrooms, along with a double attached garage complete with a convenient storage room. The thoughtfully designed floor plan includes 3 bedrooms on the upper level, with laundry conveniently located on the same floor for added ease. The spacious primary retreat features a private ensuite, while the two additional upstairs bedrooms are generously sized and ideal for children, guests, or additional workspace. On the main level, you’ll find a versatile 4th bedroom that can easily function as a home office, den, or guest room, making it perfect for today’s flexible lifestyles. This nearly new home comes with New Home Warranty for added peace of mind. The complex offers ample visitor parking and a family-friendly setting with greenspace and a playground, creating an ideal environment for families and professionals alike. Located in the growing community of Chelsea, residents enjoy a welcoming neighbourhood atmosphere with convenient access to Chestermere Lake, parks, schools, shopping, and an easy commute to Calgary. Move-in ready and offering the benefits of newer construction without the wait, this is an excellent opportunity to own in one of Chestermere’s most desirable new communities.