



**113, 285 Chelsea Court
Chestermere, Alberta**

MLS # A2288275



\$407,204

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating: Forced Air

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 261

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: -

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: None

Welcome to Chelsea Court, where the "Monarch" townhome by Trico Homes brings together modern design, comfort, and functionality in one stylish package. This pre-construction home features three bedrooms, two and a half bathrooms, and more than 1,200 square feet of thoughtfully designed living space. The entry level includes a two-car tandem garage, with the option to add a versatile flex room and full bathroom. This additional space is ideal for a guest suite, home office, or hobby area, allowing you to tailor the home to your needs. On the main floor, nine-foot ceilings and an open-concept layout create a bright and welcoming atmosphere. The kitchen is appointed with quartz countertops and stainless steel appliances, combining style and practicality for both everyday living and entertaining. From the main living area, you can step onto the private front deck overlooking green space and pathways, offering a peaceful setting for your morning coffee or evening relaxation. Upstairs, the owner's suite serves as a private retreat, complete with a spacious walk-in closet and a four-piece ensuite bathroom. Two additional bedrooms, a full bathroom, and a conveniently located laundry area complete the upper level, providing comfort and functionality for the entire household. Chelsea is a vibrant new community located on the western edge of Chestermere and thoughtfully planned with families in mind. Residents enjoy more than nine acres of park space, three storm ponds, a natural wetland eco-park, and interconnected pathways that make outdoor living easily accessible. The neighborhood features a mix of townhomes, duplexes, and single-family homes, creating a welcoming and diverse streetscape. Everyday conveniences, including schools, shopping, and recreational facilities, are just minutes away. For those who love the outdoors,

Chestermere Lake offers year-round activities and scenic views close to home. This is your opportunity to become part of a growing community. Schedule your visit to Chelsea Court today and experience where modern living meets natural charm. *Measurements are pulled from builder drawings; ground level measurements added to main floor*