



**86, 285 Chelsea Court
Chestermere, Alberta**

MLS # A2292199



\$424,906

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
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 combines modern design, comfort, and everyday functionality in one thoughtfully planned home. This pre-construction property includes three bedrooms, two and a half bathrooms, and more than 1,200 square feet of well-designed living space. The entry level features a two-car tandem garage and offers the option to add a flexible room with a full bathroom. This additional space can serve as a guest suite, home office, or hobby area, giving you the flexibility to customize the home to suit your lifestyle. The main floor is bright and inviting with nine-foot ceilings and an open-concept layout that enhances the sense of space. The kitchen is finished with quartz countertops and stainless steel appliances, providing a stylish and practical setting for both everyday living and entertaining. From the main living area, you can step out onto the private front deck overlooking green space and pathways, creating a peaceful spot to enjoy your morning coffee or unwind in the evening. Upstairs, the owner's suite offers a comfortable private retreat 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 a functional layout for family living. Chelsea is a vibrant new community on the western edge of Chestermere that has been thoughtfully designed with families in mind. Residents have access to more than nine acres of park space, three storm ponds, a natural wetland eco-park, and interconnected pathways that make it easy to enjoy the outdoors. The neighborhood includes a mix of townhomes, duplexes, and single-family homes, creating an attractive and welcoming streetscape. Schools, shopping, and recreational facilities are located just

minutes away, making daily errands convenient. Outdoor enthusiasts will also appreciate the proximity to Chestermere Lake, which offers year-round activities and beautiful scenery close to home. This is an opportunity to become part of a growing community. Schedule your visit to Chelsea Court today and discover where modern living meets natural charm. *Measurements are pulled from builder drawings; ground level measurements added to main floor*