



**604, 280 Chelsea Road  
Chestermere, Alberta**

**MLS # A2292542**



**\$430,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,665 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>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

Fantastic location in the desirable community of Chestermere, close to all amenities, schools, parks, walking paths and just minutes from East Hills Shopping Centre featuring Costco, Walmart, numerous restaurants, and a variety of retail shops. Enjoy quick access to the Calgary city limits and convenient routes to Highway 1. This townhome offers over 1,660 sq ft of above-grade living space. The main level welcomes you with a spacious foyer and a versatile bedroom or flex room that is ideal for a home office. Flex room has plenty of closet space and easy access to the double attached garage on the same level. The next level up features a bright and open living space that flows from the living room into the dining area and kitchen. This functional kitchen features a large central working island with eating bar, an additional L-shaped island with another eating bar, stainless steel appliances, large pantry, quartz counter tops and attractive off-white cabinetry. From the living patio doors lead to a large balcony with gas line for a BBQ. Upstairs you will find three bedrooms, including a spacious master bedroom with a walk-in closet and a four-piece ensuite. An additional four-piece bathroom and the convenience of upper-level laundry complete the top floor. Vinyl tile in bathroom, vinyl plank on kitchen level and lower level. Carpet is upstairs and on the stairs going up. The double attached garage is fully insulated and drywalled and includes an electric garage door and remote. A wonderful opportunity to call this your home or great for investment.