



**101, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2296462**



**\$499,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Chelsea Court, a beautiful corner-unit townhome located in the lively and growing Chelsea community of Chestermere. This modern home features three bedrooms and two-and-a-half bathrooms, offering 1,291 sq ft of well-designed living space that blends comfort with style. The main floor showcases a bright, open-concept layout where the kitchen, dining, and living areas flow effortlessly together—ideal for hosting or everyday living. Expansive windows bring in plenty of natural light, highlighting the home’s contemporary finishes and warm interior design. The kitchen is both functional and stylish, complete with quartz countertops, elegant cabinetry, and stainless steel appliances. A convenient half bathroom on the main level adds to the practicality of the space. Upstairs, the primary bedroom includes a private four-piece ensuite and a generous closet. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office. The upper-level laundry makes daily routines even more convenient. Step outside to enjoy your private second-floor balcony—perfect for relaxing with a coffee or unwinding in the evening. The home also features an attached double tandem garage, offering ample parking and storage. Residents of Chelsea benefit from a thoughtfully designed neighbourhood with scenic walking paths, green spaces, and natural wetlands just steps away. You’re only minutes from Chestermere Lake, local schools, parks, shopping, and dining, with quick access to Calgary and East Hills Shopping Centre for added convenience. Whether you’re a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this home offers the perfect blend of comfort, convenience, and community living.