



**122, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2300009**



**\$393,954**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane		

<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>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to #122, 285 Chelsea Court, a stylish brand-new 3-level townhouse offering approximately 1,399 sq. ft. of thoughtfully designed living space in the vibrant community of Chelsea in Chestermere. With contemporary finishes, a functional layout, and immediate possession available, this home is ideal for first-time buyers, professionals, or investors seeking modern low-maintenance living just minutes from Calgary. The main living area features a bright and open-concept design enhanced by luxury vinyl plank flooring and large windows that fill the home with natural light. The modern kitchen is both functional and stylish, showcasing quartz countertops, sleek cabinetry, and quality appliances, while providing ample workspace for everyday cooking and entertaining. The adjacent dining area connects seamlessly to the comfortable living room, creating a welcoming environment for relaxing or hosting guests. A convenient 2-piece bathroom completes this level, along with a flexible open space ideal for a home office, reading area, or additional seating. Upstairs, the home offers two well-sized bedrooms, each featuring the privacy and convenience of its own ensuite bathroom, making this an excellent layout for roommates, guests, or homeowners seeking personal space. The upper level also includes convenient in-suite laundry, adding to the practicality of everyday living. Additional highlights include durable Hardie board siding, an east-facing front exposure, modern flooring selections including vinyl plank, tile, and carpet, and a private balcony/deck perfect for enjoying fresh air or summer evenings. The home also includes a single attached garage, providing secure parking and additional storage. This property is part of a bare land condominium with low condo fees that cover common area maintenance, snow removal, insurance, and professional

management, contributing to an easy, low-maintenance lifestyle. Located in the growing Chelsea community, residents enjoy access to parks, playgrounds, walking paths, nearby schools, and local shopping amenities, all within a welcoming neighbourhood environment. With convenient access to Calgary and major commuter routes, this location offers both comfort and connectivity. With modern finishes, functional design, and excellent value, 285 Chelsea Court #122 presents a fantastic opportunity to own a new home in a thriving Chestermere community.