



**124, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2300026**



**\$395,968**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH             |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,438 sq.ft.           | <b>Age:</b>   | 2026 (0 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>   | Vinyl Siding   | <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 #124, 285 Chelsea Court, a stylish brand-new 3-storey townhouse offering over 1,437 sq. ft. of thoughtfully designed living space in the vibrant and growing community of Chelsea in Chestermere. With modern finishes, a functional layout, and immediate possession available, this home is ideal for first-time buyers, professionals, or investors seeking low-maintenance living just minutes from Calgary. The entry level features a versatile bedroom and full bathroom, providing excellent flexibility for guests, a home office, or private workspace. This level also offers convenient access to the single attached garage, adding everyday practicality. The main living level showcases a bright and open-concept layout enhanced by luxury vinyl plank flooring and large windows that fill the space with natural light. The modern kitchen is finished with quartz countertops, sleek cabinetry, and ample workspace, seamlessly connecting to the dining area and spacious living room—perfect for both everyday living and entertaining. A convenient 2-piece powder room completes this level. Step outside to enjoy your private balcony/deck, ideal for relaxing or enjoying fresh air. Upstairs, the home features two well-appointed bedrooms, including a comfortable primary retreat with a walk-in closet and private 4-piece ensuite. An additional bedroom and full bathroom provide flexibility for family, guests, or roommates. The upper level also includes laundry for added convenience. Additional highlights include Hardie board siding for enhanced durability and curb appeal, modern finishes throughout, in-unit storage, and an attached garage. The property has low condo fees that cover common area maintenance, snow removal, and more, offering a low-maintenance lifestyle. Located in Chelsea, residents enjoy access to parks, playgrounds, walking paths, nearby schools, and local

amenities, all within a welcoming and growing community. With easy access to Calgary and major routes, commuting is simple and convenient. Combining modern design, functional living spaces, and excellent value, 285 Chelsea Court #124 is a fantastic opportunity to own a new home in a thriving neighbourhood.