



132, 285 CHELSEA Court
Chestermere, Alberta

MLS # A2300056



\$390,986

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,271 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to #132, 285 Chelsea Court, a beautifully designed brand-new 3-storey townhouse offering 1,270 sq. ft. of modern living space in the growing and vibrant community of Chelsea in Chestermere. With contemporary finishes, thoughtful design, and immediate possession available, this home is ideal for first-time buyers, professionals, or investors seeking low-maintenance living just minutes from Calgary. The main living level features a bright open-concept layout enhanced by luxury vinyl plank flooring and large windows that fill the space with natural light. The kitchen offers both style and functionality with quartz countertops, sleek cabinetry, modern appliances, and a convenient breakfast bar, providing ample prep space for everyday cooking or entertaining. The adjacent dining area flows seamlessly into the comfortable living room, creating a welcoming environment for relaxing or hosting guests. A convenient 2-piece powder room completes this level. Step outside to the private balcony, perfect for enjoying fresh air or morning coffee. Upstairs, the home features two spacious bedrooms, each offering the rare advantage of its own private ensuite bathroom, ideal for roommates, guests, or added privacy for homeowners. The upper level also includes convenient laundry, maximizing functionality and ease of living. Additional highlights include durable Hardie board siding, modern finishes throughout, in-unit storage, and a double tandem attached garage providing secure parking for two vehicles plus additional storage space. The home also includes A/C rough-in, offering future comfort flexibility. This property is part of a bare land condominium with low monthly fees covering common area maintenance, snow removal, and professional management, contributing to a convenient, low-maintenance lifestyle. Located in Chelsea, a welcoming and

expanding community in Chestermere, residents enjoy access to parks, playgrounds, walking paths, nearby schools, and local shopping amenities. With quick access to Calgary and major commuting routes, this home offers both comfort and convenience. Combining modern design, practical living space, and excellent value, 285 Chelsea Court #132 is a fantastic opportunity to own a new home in a thriving neighbourhood.