

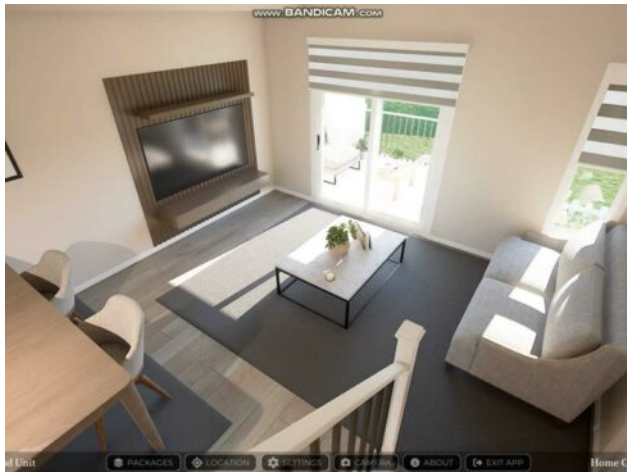


GRASSROOTS
REALTY GROUP

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**114, 285 Chelsea Court
Chestermere, Alberta**

MLS # A2212006



\$444,887

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 261
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	None
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OPEN HOUSE SATURDAY AND SUNDAY FROM 1-3PM Welcome to Chelsea Court, where the "Monarch" townhome by Trico Homes offers a thoughtfully designed and comfortable living space. This pre-construction home features 3 bedrooms, 2.5 bathrooms, and more than 1,209 square feet of living area. The entry level includes a convenient 2-car tandem garage and an optional flex room complete with a full bathroom, offering versatility for your lifestyle needs. On the main floor, a private front deck provides views of nearby green space and walkways, creating an inviting outdoor area. Inside, the open-concept layout is enhanced by 9-foot ceilings, while the modern kitchen is equipped with quartz countertops and stainless steel appliances—perfect for both everyday living and entertaining guests. Upstairs, the owner's bedroom serves as a relaxing retreat with its spacious walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and a second full bathroom provide comfort and functionality for family members or guests. The upper-level laundry, thoughtfully located for ease of access, adds an extra layer of convenience to your daily routine. Located in the up and coming community of Chelsea, situated on the western edge of Chestermere. Designed with families in mind, Chelsea offers a variety of housing options, including townhomes, duplexes, and single-family homes. The community features over 9 acres of park space, three storm ponds, and a natural wetland eco-park, providing ample green space for residents to enjoy. Two connected pathway systems enhance walkability and connectivity throughout the neighborhood. Residents of Chelsea benefit from proximity to essential amenities, including schools, shopping centers, and recreational facilities. Chestermere Lake, known for its boating and year-round activities, is just a short

drive away. With its blend of natural beauty and modern conveniences, Chelsea offers a welcoming environment for families seeking a balanced lifestyle. Don't miss your chance to own a little piece of Chestermere - book your showing today!