

103, 285 Chelsea Court  
Chestermere, Alberta

MLS # A2165725



## \$495,500

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Thoughtfully designed residence features 2 bedrooms, 2.5 bathrooms, and over 1,301 square feet of well-planned living space. On the entry level, you'll find a versatile closed flex room and an oversized one-car attached garage. The main floor offers a private front deck with a gas line, perfect for enjoying views of the green spaces and walkways. Inside, the open-concept layout is highlighted by 9-foot ceilings, four flush-mounted LED lights in the great room, and a modern kitchen equipped with quartz countertops and semi-built-in stainless-steel appliances. Additional features include a rough-in for air conditioning and zebra blinds on all windows to ensure comfort throughout the year. Upstairs, the owner's bedroom includes a spacious walk-in closet and a private 4-piece ensuite. The secondary bedroom also offers a walk-in closet and its own bath. For convenience, stacked laundry is situated on the upper floor, and stylish LVP flooring enhances the hallways and bedrooms. Photos representative.