

102, 285 Chelsea Court  
Chestermere, Alberta

MLS # A2166150



## \$488,600

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double 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>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Chelsea Court, where you'll discover the "Regent" townhome by Trico Homes, a standout among Calgary's premier local builders. This beautifully designed residence offers 2 bedrooms, 2.5 bathrooms, and over 1,179 square feet of thoughtfully planned living space. The main floor features a private front deck with a gas line, providing a serene view of green spaces and walkways. Inside, the open-concept design is accentuated by 9-foot ceilings, and the modern kitchen is equipped with a gas line, quartz countertops, and semi-built-in stainless-steel appliances—ideal for both everyday living and entertaining. Additionally, the home includes a rough-in for air conditioning, ensuring year-round comfort. Upstairs, the owner's bedroom boasts a spacious walk-in closet and a private 4-piece ensuite. Photos are representative.