

1304, 280 Chelsea Road  
Chestermere, Alberta

MLS # A2169690



**\$484,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	m-g
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to Aberdeen Townhomes new 4-bedroom home, perfectly situated in the vibrant and expanding community of Chelsea. This dynamic community offers the best of modern living, with nearby playgrounds, scenic pathways, and shopping all within a dynamic and welcoming neighbourhood. This exceptional townhome is meticulously designed for comfort and style, featuring 4 Bedrooms and 2.5 Bathrooms. The versatile main-floor Bedroom is ideal for guests or a home office. The open concept floor plan showcases a Gourmet Kitchen equipped with Full-Height Cabinetry, Soft-Close Doors and Drawers, a Stainless Steel Appliance package, and an Eat-up Bar with Quartz Countertops, perfect for casual dining and entertaining. A spacious pantry provides additional storage. The Kitchen seamlessly transitions into the Dining area and Great Room, which opens to a private Balcony, perfect for relaxing or entertaining. Premium Vinyl Plank flooring runs throughout the living areas, complemented by High Ceilings that create an open and airy atmosphere. The upper floor offers a serene Primary Bedroom with a generous Walk-in Closet and a 4-piece Ensuite. Two additional Bedrooms, a 4-piece Main Bathroom, and a convenient upper-floor laundry area complete this level. Bright, airy, and move-in ready, this Townhome invites you to embrace the Truman lifestyle and live better. Don't miss your chance to make this remarkable townhome your own! Be sure to explore the photo gallery of a similar home to get a glimpse of the lifestyle that awaits you.