

706, 280 Chelsea Road  
Chestermere, Alberta

MLS # A2172228



**\$509,888**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,706 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, Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 277
<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE Sat Nov 9th 1:00pm-3:00pm & Mon Nov 11th 11:00am-1:00pm | BRAND NEW CORNER UNIT | FACING PARK & GREEN SPACE | LOW CONDO FEES | 20 MINS TO DOWNTOWN YYC | Welcome to this beautifully appointed 4-bedroom, 3.5-bathroom townhome by TRUMAN in the vibrant community of Chelsea, Chestermere. Offering care-free condo living with low fees, it's just a short walk from Walmart, Costco, and restaurants in Belvedere SE Calgary. The open-concept main floor features vinyl plank flooring, large windows, and bright living and dining spaces. The gourmet kitchen boasts full-height cabinetry, quartz countertops, a central island, and stainless steel appliances with a water and ice dispenser. The living room opens to a large front balcony with a gas line, perfect for outdoor entertaining. A 2-piece powder room completes the main floor. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a shared 4-piece bathroom, and upper-floor laundry with a full-sized Samsung washer and dryer complete this level. The lower level offers a guest bedroom or office, an oversized attached double garage with storage, and a mechanical room with a heat recovery ventilation (HRV) unit. Steps from major amenities and minutes from 17th Ave, Stoney Trail, and Downtown Calgary, this home offers exceptional living in a prime location. Don't miss your chance to make it yours!