

# \$509,900 - 706, 280 Chelsea Road, Chestermere

MLS® #A2196648

**\$509,900**

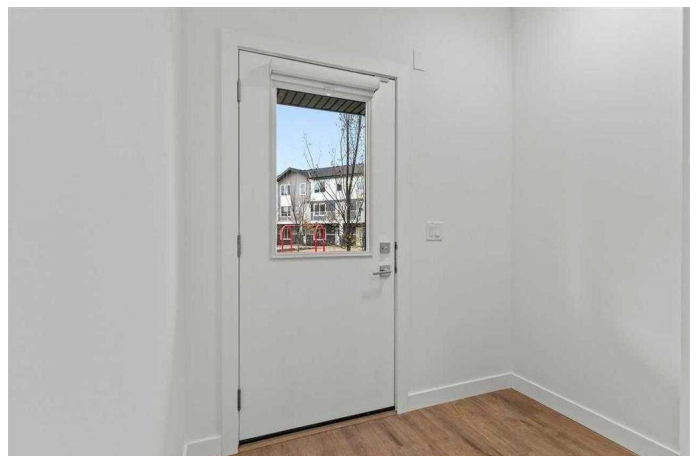
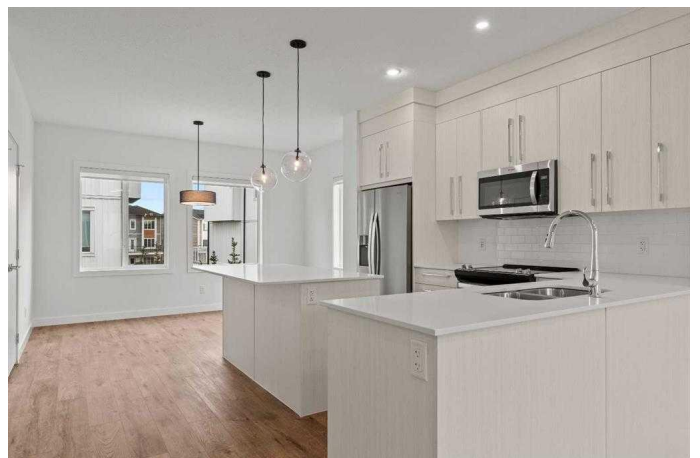
4 Bedroom, 3.00 Bathroom, 1,706 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

**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!

Built in 2024



## Essential Information

MLS® #	A2196648
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	706, 280 Chelsea Road
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0L3

## Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	18
Zoning	M-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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