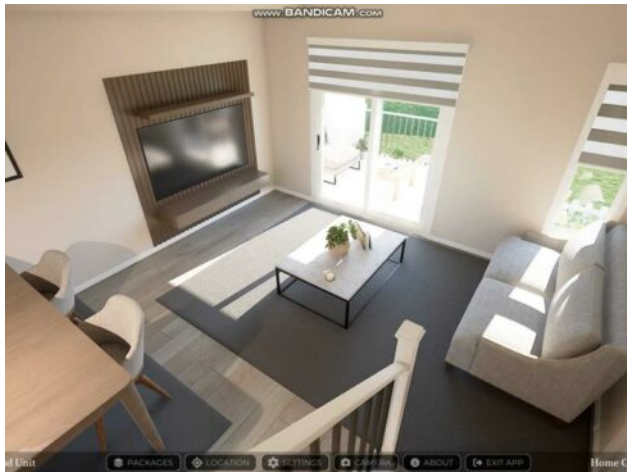


**114, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2212006**



**\$444,887**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to Chelsea Court, where the "Monarch" townhome by Trico Homes offers a thoughtfully designed and comfortable living space. This pre-construction home features 3 bedrooms, 2.5 bathrooms, and more than 1,209 square feet of living area. The entry level includes a convenient 2-car tandem garage and an optional flex room complete with a full bathroom, offering versatility for your lifestyle needs. On the main floor, a private front deck provides views of nearby green space and walkways, creating an inviting outdoor area. Inside, the open-concept layout is enhanced by 9-foot ceilings, while the modern kitchen is equipped with quartz countertops and stainless steel appliances—perfect for both everyday living and entertaining guests. Upstairs, the owner's bedroom serves as a relaxing retreat with its spacious walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and a second full bathroom provide comfort and functionality for family members or guests. The upper-level laundry, thoughtfully located for ease of access, adds an extra layer of convenience to your daily routine. Located in the up and coming community of Chelsea, situated on the western edge of Chestermere. Designed with families in mind, Chelsea offers a variety of housing options, including townhomes, duplexes, and single-family homes. The community features over 9 acres of park space, three storm ponds, and a natural wetland eco-park, providing ample green space for residents to enjoy. Two connected pathway systems enhance walkability and connectivity throughout the neighborhood. Residents of Chelsea benefit from proximity to essential amenities, including schools, shopping centers, and recreational facilities. Chestermere Lake, known for its boating and year-round activities, is just a short drive away. With its blend of natural beauty and

modern conveniences, Chelsea offers a welcoming environment for families seeking a balanced lifestyle. Don't miss your chance to own a little piece of Chestermere - book your showing today!