

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

**MLS # A2241777**



# \$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

OPEN HOUSE SATURDAY AND SUNDAY FROM 1&ndash;3 PM Welcome to Chelsea Court, where the thoughtfully crafted "Monarch" townhome by Trico Homes delivers both comfort and functionality in a stylish package. This pre-construction residence features 3 bedrooms, 2.5 bathrooms, and over 1,209 square feet of well-designed living space. The entry level includes a 2-car tandem garage and offers the option to include a flex room with a full bathroom&mdash;ideal for guests, a home office, or hobby space. Upstairs, the main living area is designed with 9-foot ceilings and an open-concept layout that encourages connection and flow. The modern kitchen includes quartz countertops and stainless steel appliances, creating a beautiful and efficient space for cooking and entertaining. Step outside onto the private front deck to enjoy views of the nearby green space and walkways, perfect for morning coffee or evening relaxation. On the upper level, the owner&rsquo;s suite is a peaceful retreat with a generous walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bathroom ensure everyone has their own space. A conveniently located upper-level laundry area makes daily chores more manageable. Chelsea is an exciting new community on the western edge of Chestermere, designed with families in mind. The neighborhood offers a range of housing options&mdash;townhomes, duplexes, and single-family homes&mdash;within a master-planned layout that includes over 9 acres of park space, three storm ponds, and a natural wetland eco-park. Two connected pathway systems make it easy to walk, bike, or explore the outdoors. Residents enjoy close proximity to essential amenities, including schools, shopping, and recreation. The popular Chestermere Lake is just minutes away, offering year-round activities and scenic views.

With its combination of natural landscapes and modern conveniences, Chelsea is an ideal place to call home. Don't miss this opportunity to be part of a growing community in Chestermere—schedule your showing today!