

**2002, 280 Chelsea Road**  
**Chestermere, Alberta**
**MLS # A2262172**

**\$464,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2024 (1 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, Interior Lot		

<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>	\$ 271
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	MXC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Step into 1,675 sq. ft. of comfort and style in this beautifully appointed home, located in the welcoming community of Chelsea. From the moment you enter, you'll appreciate the thoughtful layout including a versatile entry-level bedroom/office, ideal for a home business, playroom, or private guest space. Upstairs, the heart of the home shines with a spacious open-concept design, oversized windows in every room, and a kitchen built for both function and flair. Enjoy sleek quartz countertops, a large double-door reach in pantry, and a massive island filled with dedicated storage perfect for meal prep, hosting, or gathering with family and friends. Convenience continues with upper-level laundry, a double attached garage, and plenty of natural light throughout. The pet-friendly complex makes this a rare find for animal lovers, while the vibrant neighbourhood offers a true sense of community. Whether you're entertaining, working from home, or simply relaxing, this property offers the flexibility and features you've been looking for. Stylish finishes. Functional design. A home that truly works for you.