



**GRASSROOTS**  
REALTY GROUP

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**54, 285 Chelsea Court  
Chestermere, Alberta**

**MLS # A2341773**



**\$395,900**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | Chelsea_CH                     |               |                  |
| <b>Type:</b>     | Residential/Five Plus          |               |                  |
| <b>Style:</b>    | 3 (or more) Storey             |               |                  |
| <b>Size:</b>     | 1,174 sq.ft.                   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                      |               |                  |
| <b>Lot Feat:</b> | Back Lane                      |               |                  |

|                    |                                      |                   |        |
|--------------------|--------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | \$ 261 |
| <b>Basement:</b>   | None                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding | <b>Zoning:</b>    | -      |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar                        |                   |        |

**Inclusions:** None

Welcome to 54, 285 Chelsea Court, a BRAND-NEW three-storey townhouse offering 1,174 sq. ft. of thoughtfully designed living space in the growing community of Chelsea in Chestermere. Featuring TWO DUAL PRIMARY BEDROOMS, 2.5 BATHROOMS, A 2-CAR TANDEM ATTACHED GARAGE, HARDIE BOARD SIDING, A/C ROUGH-IN, AND BBQ GAS ROUGH-IN TO THE DECK, this modern home combines style, functionality, and low-maintenance living with immediate possession available. The bright main living level features an open-concept design with luxury vinyl plank flooring and large windows that fill the space with natural light. The contemporary kitchen is finished with quartz countertops, sleek cabinetry, modern appliances, and a convenient breakfast bar, while the adjoining dining and living areas provide a comfortable setting for everyday living and entertaining. A two-piece powder room completes the level, and the private deck extends your living space outdoors with a BBQ GAS ROUGH-IN ready for summer grilling. Upstairs, TWO SPACIOUS PRIMARY BEDROOMS each feature their own private ensuite, creating an ideal layout for roommates, guests, or homeowners who appreciate additional privacy. Convenient upper-level laundry adds to the home's practical design. Additional features include durable HARDIE BOARD SIDING, contemporary finishes, storage space, A/C ROUGH-IN, and a 2-CAR TANDEM ATTACHED GARAGE providing secure parking and additional storage. The property is part of a bare land condominium with low monthly fees contributing to common area maintenance, snow removal, and professional management. Enjoy life in Chelsea, a growing Chestermere community surrounded by parks, playgrounds, pathways, schools, shopping, and everyday amenities. With convenient access to major routes and

Calgary just minutes away, 54, 285 Chelsea Court offers the opportunity to enjoy modern, low-maintenance living in a well-connected community.