

# \$464,900 - 2204, 280 Chelsea Road, Chestermere

MLS® #A2242198

**\$464,900**

4 Bedroom, 3.00 Bathroom, 1,639 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to this beautifully appointed townhome offering the perfect blend of comfort, functionality, and style – all in an unbeatable Chestermere location! With 4 bedrooms and 2.5 bathrooms, this thoughtfully designed home is ideal for families, professionals, or those seeking flexible living space. Enjoy a premium location directly facing a landscaped central park area – perfect for morning coffee views or evening strolls. Inside, the main floor features a versatile bedroom that can easily serve as a guest room, office, or home gym. The open-concept main living space is flooded with natural light and highlights a gourmet kitchen complete with full-height cabinetry, soft-close doors and drawers, elegant quartz countertops, stainless steel appliances, and a spacious pantry. The kitchen flows effortlessly into the dining area and bright living room, which opens to a private balcony – perfect for entertaining or relaxing. Upstairs, the serene primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, another full bathroom, and a convenient upper-floor laundry room complete this level. With durable vinyl plank flooring throughout the main living areas, high ceilings, and a stylish modern palette, this townhome is move-in ready and packed with value. Just a short drive to Calgary and steps from the year-round amenities of Lake Chestermere, this is the lifestyle you’ve been waiting for!



Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242198      |
| Price          | \$464,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,639         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2204, 280 Chelsea Road |
| Subdivision | Chelsea_CH             |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X 2X9                |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Recessed Lighting                                                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Basement          | None                                                                                                       |

Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | M-G             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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