

# \$475,000 - 1801, 280 Chelsea Road, Chestermere

MLS® #A2266676

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Experience stylish, low-maintenance living in this beautifully designed 4-bedroom, 2.5-bath end-unit townhome with an attached double garage. Perfectly situated just 20 minutes from downtown Calgary and 5 minutes from the new Costco, this home offers the perfect blend of convenience, comfort, and modern design.

**Main Level** – Open Concept Elegance

The bright and spacious main floor features an open-concept layout with large windows, sleek vinyl flooring, and designer lighting. The gourmet kitchen is a chef's dream, showcasing quartz countertops, a tile backsplash, full-height cabinetry, stainless steel appliances, and a central island with dual sink – ideal for entertaining or family gatherings. The adjoining living and dining areas flow seamlessly onto a large front balcony with a gas line for BBQs, perfect for outdoor relaxation.

**Upper Level** – Comfort & Convenience

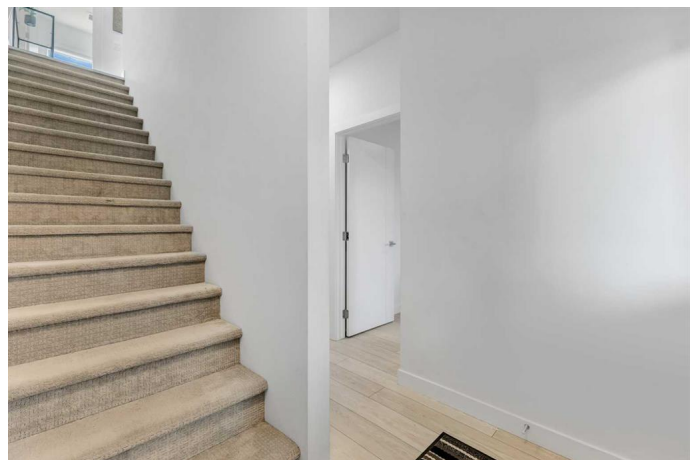
Upstairs, the primary suite features a walk-in closet and a private ensuite. Two additional bedrooms share a modern full bath, while the laundry room with a full-sized Whirlpool washer and dryer adds everyday convenience.

**Lower Level** – Flexible Living Space

The entry level includes a versatile fourth bedroom or home office, along with access to the attached double garage, mechanical room, and additional storage.

**Community & Location**

Located in the award-winning Truman-built Aberdeen Towns, this master-planned



community offers future amenities including new schools, parks, and lifestyle features – all along the scenic shores of Chestermere Lake. Enjoy easy access to Walmart, Costco, restaurants, schools, and parks, making it an ideal home for families and professionals alike. Your opportunity to own in one of Chestermere’s most sought-after communities awaits. Contact your Realtor today to book a private showing!

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2266676      |
| Price          | \$475,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,690         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1801, 280 Chelsea Road |
| Subdivision | Chelsea_CH             |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X 2P4                |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Park, Visitor Parking |
| Parking Spaces | 2                     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                       |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Back Lane, Front Yard, See Remarks |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 8                  |
| Zoning         | M-G                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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