

## 33 MERGANSER Drive #605, Chestermere T1X2S3

MLS®#:	A2158308	Area:	Chelsea_CH	Listing Date:	08/16/24	List Price: <b>\$470,000</b>
Status:	Active	County:	Chestermere	Change:	None	Association: Fort McMurray



neral Informatior	<u>1</u>			DOM	
ор Туре:	Residential			33	
b Type:	Row/Townhouse			<u>Layout</u>	
y/Town:	Chestermere	Finished Floor Are	<u>ea</u>	Beds:	3 (3 )
ar Built:	2024	Abv Sqft:	1,450	Baths:	2.5 (2 1)
<u>Information</u>		Low Sqft:		Style:	3 Storey
Sz Ar:		Ttl Sqft:	1,450		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	1
cess:				-	
Feat:	Corner Lot,Low Maintenance Landscape,Street Lighting				
rk Feat:	Single Garage Attached				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Balcony	3		Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer   Int Feat: No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)   Utilities: Room Information						
Room 2pc Bathroom Living Room 4pc Bathroom Bedroom		<u>Level</u> Upper Upper Third Third	Dimensions 5`4" x 4`11" 16`2" x 13`0" 4`11" x 9`10" 9`1" x 7`11"	<u>Room</u> Dining Room 3pc Ensuite bath Bedroom Bedroom - Primary Legal/Tax/Financial	<u>Level</u> Upper Third Third Third	Dimensions 13`9" x 10`2" 4`11" x 8`7" 10`9" x 9`10" 11`0" x 14`8"
Condo Fee:			Title:		Zoning:	

\$290	Fee Simple Fee Freq: Monthly	мхс
Legal Desc:	2211371	Remarks
Pub Rmks: Inclusions: Property Listed By:	immediately welcomes you with modern finishes and a co feels both inviting and expansive. Picture yourself enterin reading and relaxation. You'll find a convenient closet for single -car attached garage add to the functionality of thi sunlight pours in, creating a warm and inviting atmosphe coffee in peace. The gourmet kitchen, equipped with stain and create lasting memories with loved ones. Adjacent to floor, the conveniently located laundry room means no m members or guests, sharing a beautifully appointed 3-pie closet to keep everything organized. The luxurious 4-piec beautiful property is nestled in the up-and-coming Chelse convenience of being only 5 minutes from shopping centr you more time to enjoy the things you love. Imagine the j	ILT - BRAND NEW   3 BED 2.5 BATH   NEW HOME WARRANTY . This brand-new townhouse, an end unit, zy ambiance. As you walk through the front door, abundant natural light create a bright, open space that ng the foyer, where a versatile bonus room awaits—a perfect spot for your home office or a cozy den for coats and shoes, keeping your entryway tidy and organized. The utility room and direct access to the s space. As you head upstairs, you can imagine hosting dinner parties in the bright dining room, where re. Step out onto the covered rear-facing balcony, where you can entertain guests or enjoy your morning hess steel appliances, ample cabinet space, and a stunning island, is where you'll whip up delicious meals the kitchen, the large living room beckons you to unwind and enjoy quality time with family. On the third ore lugging laundry baskets up and down stairs. Visualize the two well-sized bedrooms, perfect for family ce bathroom. Retreat to your primary bedroom, a sanctuary of comfort, complete with a spacious walk-in e ansuite and a tiled tub shower, provides a spa-like experience where you can relax and rejuvenate. This a community in Chestermere. Envision living in a neighborhood with parks just steps away and the es. With easy access to major roadways like Stoney Trail, your daily commute will be effortless, allowing oy of living in this modern, bright, and cozy townhouse, creating beautiful memories with your loved ones. rs. Schedule a visit today and start envisioning your future in this stunning Chelsea townhouse!

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123