



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 MERGANSER Drive #205, Chestermere T1X2Y2**

MLS®#: **A2177793**      Area: **West Creek**      Listing Date: **11/06/24**      List Price: **\$524,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **15 sqft**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **4 (4 )**  
 Baths: **1.5 (1 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Other**  
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Silent Floor Joists,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`10" x 5`5"
Bedroom	Main	11`3" x 9`0"
Furnace/Utility Room	Main	8`10" x 3`4"
Pantry	Main	3`8" x 2`0"
Dining Room	Main	13`2" x 8`10"
Bedroom - Primary	Upper	15`4" x 10`3"

Room	Level	Dimensions
Mud Room	Main	6`10" x 3`10"
Storage	Main	4`8" x 3`4"
Kitchen	Main	12`0" x 12`0"
Living Room	Main	14`11" x 11`7"
2pc Bathroom	Main	5`8" x 5`5"
Walk-In Closet	Upper	7`0" x 4`2"

**4pc Ensuite bath  
Bedroom**

**Upper  
Upper**

**8`6" x 4`11"  
12`2" x 9`3"**

**Bedroom  
Laundry**  
Legal/Tax/Financial

**Upper  
Upper**

**12`2" x 9`7"  
4`11" x 3`6"**

Condo Fee:  
**\$273**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-3**

Legal Desc: **2411442**

Remarks

Pub Rmks: **Welcome to refined living in the newly built 3-storey townhouse by Truman, located in the highly sought-after Chelsea community of Chestermere, AB. From the moment you step inside, you'll feel the allure of a fresh build with that unmistakable "new condo smell." This 1,665 sq. ft. home boasts 4 spacious bedrooms and 2.5 bathrooms, effortlessly combining modern design with functionality in every corner. The heart of this home is its bright, open-concept main floor, where a chef-inspired kitchen awaits. Designed with entertaining in mind, the kitchen features sleek quartz countertops, premium stainless steel appliances, and ample counter space, making it both stylish and practical. The adjoining dining and living areas flow beautifully, creating a seamless space for hosting friends and family or relaxing in comfort. The primary suite is a true sanctuary, featuring a luxurious 4-piece ensuite where you can unwind after a long day. Additional thoughtful touches include in-suite laundry for added convenience and a double attached garage (20x20), making storage and accessibility a breeze. The main floor also offers a flexible room that serves perfectly as an office, guest bedroom, or even a private retreat for those working from home. Beyond the home itself, you'll find an inviting lifestyle in the vibrant Chelsea neighbourhood. Located near Lake Chestermere, residents enjoy an array of amenities, recreational opportunities, and beautiful lakeside views that make this community truly unique. Just a short drive from Calgary, Chelsea provides the ideal blend of small-town charm with urban accessibility, giving you the best of both worlds. With high-quality craftsmanship and a location that's second to none, this PET FRIENDLY home is a remarkable find. Don't miss your chance to make it yours—schedule a private tour today and step into a world of style, comfort, and quality that only a new build can offer.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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







