



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 MERGANSER Drive #802, Chestermere T1X 2Y2**

MLS®#: **A2178211**      Area: **Chelsea\_CH**      Listing **11/08/24**      List Price: **\$469,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$15k, 11-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,673**  
 Low Sqft:  
 Ttl Sqft: **1,673**

DOM

**13**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Window Coverings**  
 Int Feat: **Breakfast Bar, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	11`3" x 15`1"	Kitchen	Second	13`3" x 13`5"
Dining Room	Second	8`4" x 13`4"	Bedroom - Primary	Third	14`10" x 10`3"
4pc Ensuite bath	Third	9`5" x 9`11"	Bedroom	Third	9`3" x 12`3"
Bedroom	Third	9`7" x 12`2"	4pc Bathroom	Second	
Laundry	Third		Bedroom	Main	9`1" x 9`5"
Balcony	Second	19`3" x 7`9"	2pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee:  
**\$267**

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

Zoning:  
**m-g**

Legal Desc: **2311299**

Remarks

Pub Rmks: **Exquisite 4-Bedroom Townhome, nestled in the thriving and vibrant community of Chelsea. This exceptional home offers unparalleled convenience with nearby playgrounds, scenic pathways, and shopping options, all within a welcoming and dynamic neighborhood. Step inside to discover a beautifully designed living space featuring 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor includes a versatile bedroom that's ideal for guests or a home office. The interior showcases top-tier finishes and craftsmanship, including elegant Vinyl Plank flooring throughout the main living areas and high ceilings. The gourmet kitchen is a chef's delight, featuring Full-Height Cabinetry with soft-close Doors and Drawers, a sleek Stainless Steel Appliance package, and a storage pantry. The Eat-Up Bar, highlighted by stunning Quartz Countertops, offers a stylish spot for casual dining and entertaining. The Primary Bedroom serves as a serene retreat, complete with a spacious walk-in Closet and a luxurious 4-piece Ensuite bathroom. The upper level is thoughtfully designed with two additional Bedrooms, a 4-piece Main Bathroom, and convenient upper-floor Laundry, ensuring comfort and practicality for the entire family. Bright and airy, this move-in-ready home is an invitation to elevate your living experience and embrace the refined Truman lifestyle. Seize the opportunity to make this exceptional townhome yours today! \*Photo gallery of similar unit\***

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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





