

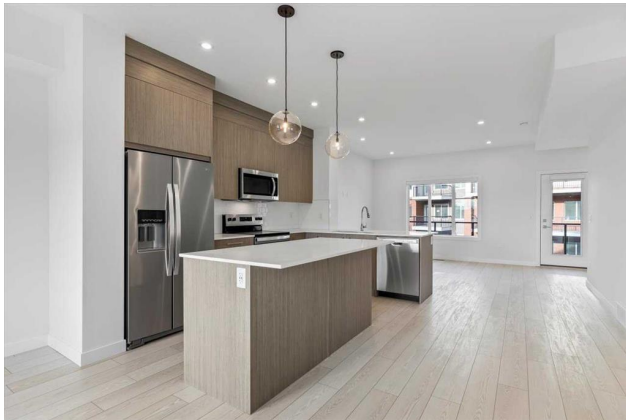


THE
A-TEAM

**RE/MAX
FIRST**

6 MERGANSER Drive #804, Chestermere T1X 2Y2

MLS® #: **A2179715** Area: **West Creek** Listing Date: **11/17/24** List Price: **\$509,900**
 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:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,471**
 Low Sqft:
 Ttl Sqft: **1,471**

DOM

3

Layout

Beds: **4 (4)**
 Baths: **2.0 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground**

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`0" x 8`11"	Bedroom - Primary	Second	10`4" x 14`10"
Bedroom	Second	9`8" x 12`2"	Bedroom	Second	9`3" x 12`2"
Foyer	Main	7`10" x 14`2"	4pc Bathroom	Second	5`11" x 8`2"
4pc Ensuite bath	Second	8`6" x 5`0"	2pc Bathroom	Main	4`0" x 4`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$260

Fee Simple

R-3

Fee Freq:

Monthly

Legal Desc: 2411299

Remarks

Pub Rmks: **What a gorgeous Find!! Welcome to this BRAND NEW, never lived-in gem - newly built 3-storey townhouse by Truman, located in the highly sought-after Chelsea community of Chestermere, AB. This UNIT 1,471 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 showcases 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 upper level primary suite is a true sanctuary, featuring a beautiful 4-piece ensuite bath where you can unwind after a long day. Additional thoughtful touches include in-suite laundry for added convenience and a double attached garage, making storage and accessibility a breeze. The main floor also offers a 4th bedroom that serves perfectly as an office too. 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 premium location, this PET FRIENDLY home is a rare find. Don't miss your chance to make it yours and schedule your private viewing today!!**

Inclusions: N/A
Property Listed By: Beeline Realty

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



