

6 MERGANSER Drive #801, Chestermere T1X2Y2

Ext Feat:

A2182755 List Price: \$489,900 MLS®#: Area: Chelsea CH Listing 12/08/24

Status: Active County: Chestermere None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Sub Type: City/Town:

Year Built: 2024

Lot Information Lot Sz Ar:

Lot Shape:

Residential Row/Townhouse

Chestermere Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1.674

1,674

DOM 13

Layout

4 (4) Beds: 2.5 (2 1) Baths:

Style: 3 Storey

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

Access:

Lot Feat: **Corner Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Wood Frame** Sewer: Flooring:

Other Laminate Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: **Quartz Counters Utilities:**

Room Information

Room Level Dimensions Room Level **Dimensions** Balcony Second 6`9" x 20`4" **Living Room** Second 15`0" x 11`2" **Kitchen With Eating Area** Second 12`7" x 13`2" **Dining Room** Second 9`3" x 13`2" 2pc Bathroom Second 5`8" x 5`6" 4pc Ensuite bath Third 8`7" x 4`11" **Bedroom - Primary Third** 13`2" x 10`4" Walk-In Closet Third 7`0" x 4`6" 4pc Bathroom **Third** 5`11" x 8`2" Laundry Third 5`2" x 3`7" **Bedroom** Third 12`3" x 9`8" **Bedroom** Third 9`2" x 12`2" **Entrance** Main 13`0" x 4`0" **Bedroom** Main 9`1" x 11`9"

Furnace/Utility Room
Main

Egal/Tax/Financial

Condo Fee:
\$272

Fee Simple
Fee Freq:
Monthly

Remarks

Remarks

Pub Rmks: ***OPEN HOUSE - SUNDAY. 15TH |

OPEN HOUSE - SUNDAY, 15TH DECEMBER 2:00-4:00PM Welcome to this stunning 4-bedroom townhome in Chelsea, a vibrant community that perfectly blends convenience and charm. Brand New Corner Unit with Double Attached Garage. The Main floor features a Bedroom, perfect for guests or a Home office. The second level you'll be greeted by the Bright and Airy Open concept layout, perfect for entertaining and everyday living. The kitchen is loaded with Stainless Steel Appliances, Full heights cabinets, Quartz countertops, offering Ample counter space and Modern finishes for a culinary haven. A Good-sized dining area and a convenient 2-piece Bath complete this level. The Primary bedroom, boasting a Spacious Walk-in closet and 4-piece Ensuite bathroom. Two additional Bedrooms, a 4-piece Main Bathroom, and upper-floor Laundry round out the upper level, providing a thoughtful blend of relaxation and practically for family living. Only 5 mins from East Hills Shopping Center with Costco, Walmart, Cineplex, and more, 8 minutes to Chestermere Lake, 15 minutes to Downtown Calgary, and 20 minutes to the Airport. Don't miss the chance to make this exceptional property your new home—schedule your private viewing today!

Inclusions: None

Property Listed By: Real Estate Professionals Inc.

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











