



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 MERGANSER Drive #801, Chestermere T1X2Y2**

MLS®#: **A2182755**      Area: **Chelsea\_CH**      Listing Date: **12/08/24**      List Price: **\$489,900**  
 Status: **Pending**      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:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,674**  
 Low Sqft:  
 Ttl Sqft: **1,674**

**Corner Lot**  
**Double Garage Attached**

DOM

**45**  
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**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **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

8`8" x 3`6"

Legal/Tax/Financial

Condo Fee:  
\$272

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

Zoning:  
**m-g**

Legal Desc: **2411299**

Remarks

Pub Rmks:

**\*\*\*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 practicality 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**











