



THE
A-TEAM

**RE/MAX
FIRST**

6 MERGANSER Drive #102, Chestermere T1X 2Y2

MLS® #: **A2183578**

Area:

Listing **12/14/24**

List Price: **\$479,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,667**

Low Sqft:

Ttl Sqft: **1,667**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane
Double Garage Attached

DOM

7

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**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

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

Int Feat: **Kitchen Island**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Second	19`4" x 7`8"	Living Room	Second	14`11" x 11`7"
Kitchen	Second	12`7" x 14`11"	Dining Room	Second	13`2" x 8`10"
Pantry	Second	3`8" x 2`1"	2pc Bathroom	Second	5`8" x 5`5"
Bedroom	Third	9`9" x 9`8"	Bedroom - Primary	Third	14`8" x 10`2"
Walk-In Closet	Third	6`10" x 4`2"	4pc Ensuite bath	Third	8`8" x 4`11"
Bedroom	Third	9`9" x 9`2"	4pc Bathroom	Third	8`2" x 5`10"
Laundry	Third	5`0" x 3`7"	Entrance	Main	6`11" x 4`1"

Bedroom
Mud Room

Main
Main

11`2" x 9`1"
7`5" x 3`11"

Furnace/Utility Room

Main

8`10" x 3`6"

Legal/Tax/Financial

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4

Legal Desc: **2411418**

Remarks

Pub Rmks: **Discover this brand-new, never-lived-in 3-storey townhome, perfectly situated in the vibrant Chelsea community of Chestermere. With 4 spacious bedrooms, 2.5 bathrooms, and 1,667 sq ft of thoughtfully designed living space, this home blends modern style with functionality. The bright, open-concept main floor features a chef-inspired kitchen with full-height cabinetry, quartz countertops, premium stainless steel appliances, and a convenient eat-up bar, seamlessly flowing into the dining and living areas—perfect for entertaining or relaxing. The upper-level primary suite is a serene retreat with a luxurious 4-piece ensuite and walk-in closet, while two additional bedrooms, a 4-piece bathroom, and upper-floor laundry add practicality. A versatile main-floor bedroom could also serve as a home office, and the double attached heated garage ensures year-round comfort and convenience. Nestled the picturesque Lake Chestermere, this pet-friendly home offers access to an array of amenities, recreation, and small-town charm just minutes from Calgary. Move-in ready, this is your opportunity to elevate your lifestyle in a dynamic and welcoming community. Schedule your viewing today!**

Inclusions:
Property Listed By: **n/a**
Elevate Property Management

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









