



THE
A-TEAM

**RE/MAX
FIRST**

6 MERGANSER Drive #804, Chestermere T1X 2Y2

MLS®#: **A2186874** Area: **Chelsea_CH** Listing Date: **01/10/25** List Price: **\$484,900**
 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:

Finished Floor Area
 Abv Sqft: **1,621**
 Low Sqft:
 Ttl Sqft: **1,621**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Stove(s),Washer/Dryer Stacked,Window Coverings**
 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"	Family Room	Second	19`3" x 11`3"
Bedroom - Primary	Third	10`4" x 14`10"	Bedroom	Third	9`3" x 12`2"
Bedroom	Third	9`8" x 12`2"	2pc Bathroom	Second	5`6" x 9`8"
3pc Bathroom	Third	5`11" x 8`2"	3pc Ensuite bath	Third	8`6" x 5`0"
Entrance	Main	7`10" x 13`0"	Furnace/Utility Room	Main	8`8" x 3`7"
Living Room	Second	19`3" x 11`3"	Dining Room	Second	13`11" x 8`8"
Kitchen	Second	15`1" x 13`1"			

Condo Fee:
\$267

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

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 is over 1620 sq ft per builder's floor (See RMS in supplements) and 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 neighborhood. 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







