

**152 MERGANSER Drive, Chestermere T1X 2X8**

MLS®#: **A2195211** Area: **Dawson's Landing** Listing Date: **02/17/25** List Price: **\$535,000**  
 Status: **Active** County: **Chestermere** Change: **-\$15k, 15-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,389 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,655**  
 Low Sqft:  
 Ttl Sqft: **1,655**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

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

<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 10`0"</b>	<b>Other</b> Legal/Tax/Financial	<b>Basement</b>	<b>21`0" x 32`8"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R3</b>
Legal Desc: <b>2211055</b>	Remarks

Pub Rmks: **NO CONDO FEES | TRUMAN-BUILT | MOVE-IN READY** Welcome to your stunning new home in Dawson's Landing, Chestermere! This Truman-built 2024 row townhome offers 1,600+ sq. ft. of modern living space with 3 bedrooms, 2.5 bathrooms, and a detached two-car garage—all with no condo fees! This house is less than one year old! Step inside to an open-concept main floor designed for effortless living and entertaining. The bright and spacious living room flows seamlessly into the dining area and chef's kitchen, featuring a large island with breakfast bar, quartz countertops, upgraded stainless steel appliances, a pantry, and ample cabinet storage. Upstairs, the primary suite is a private retreat with 8-9' ceilings, a luxurious ensuite bathroom and a walk-in closet. Two additional bedrooms, a full bath with a soaking tub, and a convenient upper-floor laundry room complete the level. The unfinished basement offers endless possibilities to create additional living space, a home gym, or a media room. Outside, enjoy the backyard, perfect for relaxing or entertaining. Located in a quiet, family-friendly community, this home is just minutes from shopping, restaurants, parks, and schools. Chestermere's convenient access to Calgary makes it an ideal location for professionals seeking a peaceful retreat from city life. This is the perfect opportunity to own a stylish, low-maintenance home in a growing community.

Inclusions: **None**  
 Property Listed By: **Elevate Property Management**

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







