

605, 33 Merganser Drive W  
Chestermere, Alberta

MLS # A2158308



## \$470,000

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MXC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** NA

**CORNER UNIT | SINGLE CAR ATTACHED GARAGE | 2024 BUILT - BRAND NEW | 3 BED 2.5 BATH | NEW HOME WARRANTY .** This brand-new townhome, an end unit, immediately welcomes you with modern finishes and a cozy ambiance. As you walk through the front door, abundant natural light create a bright, open space that feels both inviting and expansive. Picture yourself entering the foyer, where a versatile bonus room awaits—a perfect spot for your home office or a cozy den for reading and relaxation. You’ll find a convenient closet for coats and shoes, keeping your entryway tidy and organized. The utility room and direct access to the single -car attached garage add to the functionality of this space. As you head upstairs, you can imagine hosting dinner parties in the bright dining room, where sunlight pours in, creating a warm and inviting atmosphere. Step out onto the covered rear-facing balcony, where you can entertain guests or enjoy your morning coffee in peace. The gourmet kitchen, equipped with stainless steel appliances, ample cabinet space, and a stunning island, is where you'll whip up delicious meals and create lasting memories with loved ones. Adjacent to the kitchen, the large living room beckons you to unwind and enjoy quality time with family. On the third floor, the conveniently located laundry room means no more lugging laundry baskets up and down stairs. Visualize the two well-sized bedrooms, perfect for family members or guests, sharing a beautifully appointed 3-piece bathroom. Retreat to your primary bedroom, a sanctuary of comfort, complete with a spacious walk-in closet to keep everything organized. The luxurious 4-piece ensuite and a tiled tub shower, provides a spa-like experience where you can relax and rejuvenate. This beautiful property is nestled in the up-and-coming Chelsea community in

Chestermere. Envision living in a neighborhood with parks just steps away and the convenience of being only 5 minutes from shopping centres. With easy access to major roadways like Stoney Trail, your daily commute will be effortless, allowing you more time to enjoy the things you love. Imagine the joy of living in this modern, bright, and cozy townhouse, creating beautiful memories with your loved ones. Don't miss the opportunity to make this dream home yours. Schedule a visit today and start envisioning your future in this stunning Chelsea townhouse!