

501, 33 Merganser Drive
Chestermere, Alberta

MLS # A2163946



\$449,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,651 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 290

Basement: Finished, None

LLD: -

Exterior: Other

Zoning: MXC

Foundation: None

Utilities: -

Features: High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks

Inclusions: N/A

END Unit | Single Car Attached Garage | Brand New 2024 Build | 3 Bed, 2.5 Bath | New Home Warranty Welcome to this bright, end-unit townhouse featuring modern finishes and an inviting atmosphere. The main level offers a versatile flex room—ideal for a home office or cozy den, utility room, and direct access to the single-car attached garage. Head upstairs to a sunlit dining area with a covered rear balcony, perfect for entertaining or enjoying your morning coffee. The gourmet kitchen boasts stainless steel appliances, ample cabinet space, and a beautiful island, seamlessly connecting to a spacious living room. On the third floor, you'll find a conveniently located laundry room, two generously sized bedrooms with a Jack-and-Jill-style 3-piece bathroom, and a primary bedroom with a walk-in closet and a luxurious 3-piece ensuite. Located in the desirable Chelsea community in Chestermere, with parks nearby and just minutes from shopping centers and major roadways like Stoney Trail, this home offers both comfort and convenience. Don't miss the chance to make this stunning townhouse your own. Schedule a visit today!