

205, 33 Merganser Drive W  
Chestermere, Alberta

MLS # A2281064



**\$449,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	MXC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Enjoy the very best of Chestermere living in this fully upgraded 1,681 sq. ft END UNIT townhome offering 3 bedrooms, an office area and 2.5 bathrooms. Thoughtfully designed and beautifully finished, this home showcases a gourmet kitchen complete with stainless steel appliances, granite countertops, and modern bright cabinetry. Large oversized windows flood the space with natural light, while 9' ceilings on the main level enhance the open, airy feel. The upper level features the primary bedroom with a walk in closet, highlighted by a modern 5 piece ensuite bathroom with dual sinks. Completing this floor are 2 additional spacious bedrooms, a 4 piece bathroom and the laundry area. Additional highlights include high-end finishes throughout and a convenient, insulated attached double garage. The large balcony faces south to enjoy those sunny days and summer evenings. Ideally located just steps from parks, pathways, and community shopping, with major retailers such as Costco and Walmart only a five-minute drive away. Enjoy quick access to the City of Calgary and an even shorter drive to Chestermere Lake. This spacious, move-in-ready townhome truly offers everything you need for comfortable, modern living. Don't miss this opportunity—book your private showing today.