

\$484,900 - 302, 6 Merganser Drive, Chestermere

MLS® #A2219377

\$484,900

4 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Chelsea_CH, Chestermere, Alberta

Welcome to 302, 6 Merganser Drive – PET FRIENDLY unit! Discover this stunning, less than one year old, 3-storey townhouse built by Truman, perfectly located in the friendly neighborhood of Chelsea in Chestermere. With 1600 SFT of beautifully designed living space, this home features 4 bedrooms and 2.5 baths, offering versatility and comfort for all households. The 4th bedroom, located on the main floor, is perfect as a home office, gym, or yoga room, making it ideal for gig workers or anyone seeking a dedicated workspace. A gorgeous kitchen showcasing quartz countertops, sleek stainless steel appliances, a double-door pantry with ample shelving, modern light fixtures, and an island with storage that accommodates 3-4 bar stools. The open-concept layout seamlessly connects the kitchen to the dining area, which fits a table for 8, and the living space, all bathed in natural light. Step out onto the huge south-facing balcony to enjoy the scenery, host barbecues with friends, or relax with your morning coffee or an evening glass of wine. Upstairs, you'll find two generously sized bedrooms with a shared bath, along with a spacious primary retreat that easily fits a king bed. This private sanctuary boasts stunning mountain views, a luxurious ensuite, and a modest walk-in closet. Convenience meets practicality with upstairs laundry. This home is complete with thoughtful details, including luxury vinyl plank blond flooring, modern light fixtures, and a fully insulated & HEATED



double-car attached garage. The garage also includes hidden storage for skis, outdoor toys, or christmas decorations plus a convenient spigot for washing vehicles or gear. Parking is a breeze with additional space in front of the unit. Located in a pet-friendly condominium community with low condo fees, this property offers exceptional access to Stoney Trail, Costco, golf courses, parks, and top-rated schools. Whether youâ€™re a first-time homebuyer, a growing family, or someone looking to downsize, this townhouse provides the perfect blend of comfort, functionality, and location. Book your showing today!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2219377 |
| Price | \$484,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,456 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 302, 6 Merganser Drive |
| Subdivision | Chelsea_CH |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 2Y2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Playground |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 67 |
| Zoning | R-3 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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