



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1314, 6 Merganger Drive W
Chestermere, Alberta

MLS # A2316605



\$290,000

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to modern living in this 2-bedroom, 2-bathroom condo with a versatile den, ideally located in the vibrant lake community of Chelsea in Chestermere. Built by TRUMAN, this thoughtfully designed third-floor home combines style, functional living, and exceptional convenience—perfect for first-time buyers, downsizers, or investors. Enjoy the best of lake living just minutes from Chestermere Lake, offering beach access, a boat launch, scenic walking/biking paths, parks, and playgrounds. Everyday amenities are within easy reach, with Save-on Foods and new strip mall nearby, plus East Hills Shopping Centre just a short 5-minute drive away, featuring Costco, Walmart, a cinema, restaurants, and a wide range of retail options. Inside, the bright open-concept layout is enhanced by soaring ceilings, luxury vinyl plank flooring, and large windows that fill the home with natural light. The west-facing balcony is the perfect place to unwind and enjoy beautiful evening sunshine. Comes with natural gas line hookup on the balcony so there's no need for propane tanks. The chef-inspired kitchen showcases full-height cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, a pantry, and a large eat-up island ideal for entertaining or casual dining. The spacious primary bedroom features a walk-through closet and a private 3-piece ensuite, while the second bedroom is conveniently located near the full 4-piece main bathroom. A dedicated den provides flexible space for a home office, study area, or hobby room. Built-in in-suite laundry adds everyday convenience. Additional highlights include one titled underground parking stall and an assigned storage locker, providing secure parking and extra storage space. Residents of Lockwood also enjoy exclusive access to a fully equipped fitness centre, owners' lounge, and bike storage, promoting an active

and connected lifestyle. Bright, modern, and move-in ready, this stunning home offers the perfect combination of small-town charm and big-city accessibility, all just minutes from Calgary. Live better. Live Chelsea.