

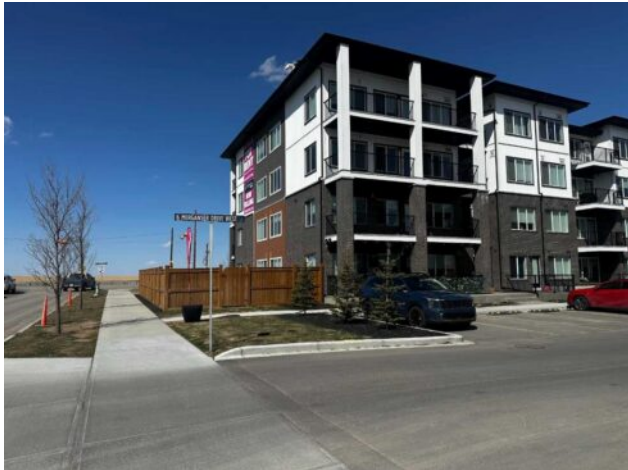


GRASSROOTS
REALTY GROUP

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**4102, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2326170



\$438,000

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Blinds

3Bed, 2Bath GROUND LEVEL CORNER UNIT in the growing community of Chelsea, Chestermere. This unit stands out immediately with large windows in every bedroom, flooding the entire home with natural light something rarely found in condo living. The open concept layout is both functional and stylish, all flowing together by a modern kitchen featuring quartz countertops, full-height cabinetry, stainless steel appliances, soft-close drawers, and an eat-up bar. The primary bedroom retreat offers a walk-through closet and private 4-piece ensuite, while the two additional bedrooms are generously sized perfect for families, roommates, or a work-from-home setup without compromise. Step outside to your oversized, south facing patio, ideal for entertaining or relaxing in the sun. Wrapping around the entire front of the unit with gate access to the sidewalk for an additional door entrance to the unit. Added value includes In-unit Laundry underground parking, extra storage, and access to premium amenities: fitness centre, owner's lounge, and secure bike storage. Location is unbeatable just minutes to East Hills Shopping Centre with major anchors like Costco, Walmart, and Cineplex. Plus, enjoy year round lifestyle living at Chestermere Lake with boating, skating, and more. Perfect investors choice, strong rental potential, functional layout, and a fast-growing community just a short drive to Calgary.