

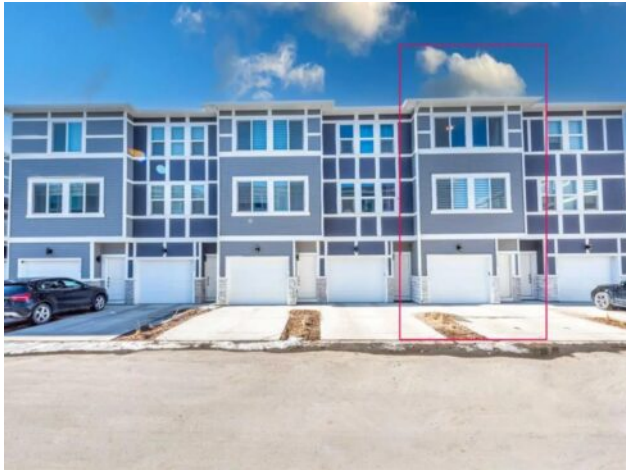


GRASSROOTS
REALTY GROUP

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902, 33 Merganser Drive W
Chestermere, Alberta

MLS # A2341383



\$375,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,346 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	9-24-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Blinds, 2 garage door opener remotes

Built in 2023 in the Cascata project at Chelsea, this townhome was laid out with two bedrooms instead of three, giving both bedrooms generous space. The second bedroom measures 14'4" by 13'11", almost as large as the primary at 14'5" by 12'7". Both are on the top floor, along with the laundry, and the primary has a four-piece ensuite. Telus PureFibre is available at the address. One level down, the main floor brings the kitchen, dining, and living areas together in one open space, with a balcony off the dining area. The kitchen features quartz counters and an island, warm brown cabinetry, and stainless steel appliances. The living room measures 14'4" by 12'3", with a dining area large enough for a full-sized table. Measured above-grade space is 1,346 square feet. The garage runs 33 feet deep, holding two vehicles in tandem with a third on the driveway. The builder offered the rear section as an optional office or small third bedroom; that option was not taken, but the courtyard door is already in place. Beyond the shared courtyard, the complex has visitor parking for guests. Chestermere Lake is 2.7 kilometres away. Schools, pathways and parks are within the community, while East Hills Shopping Centre, with Costco, Walmart and Cineplex, is a short drive away. The commute to Calgary is straightforward. The home is leased at \$1,750 per month until 30 September 2027, providing rental income from day one, with vacant possession available at lease end.