



GRASSROOTS
REALTY GROUP

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303, 6 Merganser Drive W
Chestermere, Alberta

MLS # A2352497

\$374,900

Division:	Chelsea_CH		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,667 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cleared, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Refrigerator, Range, Dishwasher, Washer, Dryer (per executed listing agreement).

Welcome to 303 6 Merganser Drive W in Chelsea, Chestermere. This modern 3 storey condominium townhome offers 1,666.5 sq. ft. of RMS above grade living space with 4 bedrooms, 2.5 bathrooms and a double attached garage. The ground level features a versatile bedroom that works well as a home office, guest room or flex space. Upstairs, the bright open concept living level brings together the kitchen, dining and living areas, with wide plank flooring, a large island, pendant lighting, stainless steel appliances and access to a generous balcony. The top floor features a spacious primary bedroom with walk in closet and 4 piece ensuite, two additional bedrooms, another full bathroom and convenient upper floor laundry. Located in Chelsea with parks, pathways, shopping and Chestermere amenities nearby, this home combines a practical family friendly layout with modern finishes across three thoughtfully designed levels.