



GRASSROOTS
REALTY GROUP

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**134 Merganser Drive W
Chestermere, Alberta**

MLS # A2216687



\$509,900

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		
Inclusions:	N/A		

This Truman-built townhome has every feature a new buyer could want. Featuring 1500 square feet of finished living space, 3 bedrooms, 2.5 bathrooms, a double detached garage, and an unfinished basement, this home is move-in ready. As you walk through the front door you'll immediately notice the open floor plan that seamlessly integrates the living room, dining area, and kitchen. There you will find a breakfast/sit-upbar, kitchen island, loads of cabinet space, quartz countertops, a large pantry, and upgraded stainless steel appliances. The top floor hosts the primary bedroom with a 9-foot ceiling feature, 5 5-piece en-suite with his and hers sinks and laundry facilities in the hallway. The secondary, 4-piece bathroom has a large/deep soaker tub and raised-up countertops. Moving outside to the backyard you will enjoy a south facing yard. With the new home warranty and the amenities that surround this house, you can't go wrong. So come on in, book a showing and let us know what you think.