



GRASSROOTS
REALTY GROUP

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2410, 6 MERGANSER Drive W
Chestermere, Alberta

MLS # A2227342



\$375,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Chelsea_CH | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 687 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------|-------------------|--------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 313 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | Multi Family |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island | | |

| | |
|--------------------|------|
| Inclusions: | none |
|--------------------|------|

Welcome to this beautifully designed sunny top-floor end unit with no neighbours on one side — only one shared wall — A rare find! Offering 2 bedrooms, 2 full bathrooms, and a versatile den/office space in a calm, modern aesthetic. Bathed in natural light from its extra windows and elevated positioning, this home perfectly blends Japandi-inspired minimalism with functional comfort. Enjoy clean lines, warm wood tones, and thoughtfully curated finishes throughout this quiet and private space. Highlights include: Top-floor corner location = maximum sunlight + privacy Spacious open-concept layout with large windows and high ceilings. Two generous bedrooms on opposite sides for privacy. Two full bathrooms, including a serene en-suite off the primary. Dedicated office/den perfect for remote work or creative space. Modern kitchen with stainless steel appliances and full-height soft-close cabinets. In-suite laundry, ample storage, and dedicated parking. Private balcony with peaceful views of the surrounding community. Be the first to live in this brand new, well-maintained complex! Easy elevator access is close to your unit door further offering all the conveniences of low-maintenance living. This unit is ideal for professionals, couples, or investors seeking timeless design and top-tier functionality. Located in the vibrant lake community of Chelsea, Chestermere. Built by TRUMAN, this home blends modern design, functionality, and luxury—perfect for first-time buyers, downsizers, or investors. Enjoy the best of lake living just minutes from Chestermere Lake with beach access, boat launch, scenic walking trails, playgrounds, and parks. Daily conveniences are close by with easy access to Chestermere Station and Chestermere Crossing.

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