



GRASSROOTS
REALTY GROUP

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**1217, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2239855



\$324,900

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 6 Merganser Drive West, where modern living meets small-town charm in this brand-new, beautifully crafted 2-bedroom, 2-bathroom condo. Thoughtfully designed with comfort and style in mind, this bright and spacious unit is perfect for anyone looking to enjoy contemporary finishes, functional living spaces, and a strong sense of community. As you step inside, you're welcomed into a sun-filled, open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet night in, the space is ideal for both everyday living and entertaining. The kitchen features sleek, modern finishes with ample cabinetry and an inviting eating bar — perfect for casual meals, morning coffee, or gathering with friends. The primary bedroom serves as a true retreat, complete with a walk-through closet that offers generous storage and leads into a private 3-piece ensuite bathroom. The second bedroom is equally well-appointed, located steps from the main 4-piece bathroom — an ideal setup for guests, family members, or a home office. Large windows throughout the unit flood the space with natural light, creating a warm and welcoming atmosphere. Step outside onto your private balcony to enjoy fresh air, sunshine, or a peaceful moment with your favorite book. Located in a quiet, well-connected neighborhood, 6 Merganser Drive West offers more than just a home — it's a lifestyle. The surrounding community is known for its friendly atmosphere, local parks, walking trails, and proximity to schools, shopping, and dining. Whether you're taking a stroll around the block or heading into town for weekend activities, you'll find everything you need just minutes away. This brand-new unit combines quality construction, thoughtful design, and a vibrant location — making it an

excellent choice for first-time buyers, professionals, downsizers, or investors alike. Don't miss your opportunity to be a part of this growing, welcoming community.