



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1213, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2239908



\$324,900

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	693 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:	-	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	R4
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Discover stylish, low-maintenance living in this beautifully finished 2-bedroom, 2-bathroom condo located at 6 Merganser Drive West. This newly built unit offers the perfect blend of modern comfort and thoughtful design, all within a welcoming, walkable community that's ideal for homeowners at every stage of life. Inside, you'll find a bright and open living space filled with natural light from large windows. The spacious living room connects seamlessly to the dining area and kitchen, creating an open-concept layout perfect for entertaining or relaxing. The contemporary kitchen features durable finishes, ample counter space, and an eating bar for added convenience. The primary bedroom is generously sized and includes a walk-through closet leading to a private 3-piece ensuite, offering a peaceful retreat from the day. The second bedroom is located near the main 4-piece bathroom and provides flexible space for guests, a home office, or family living. Enjoy your morning coffee or evening wind-down on the private balcony, a great spot to take in some fresh air and sunshine. Every corner of this home has been carefully planned for comfort and ease of living. Set in a growing and friendly neighborhood, this unit is close to parks, walking paths, schools, and local amenities. The community around 6 Merganser Drive West is known for its quiet atmosphere, sense of connection, and access to everything you need—whether it's errands, outdoor recreation, or a quick commute. This bright, brand-new condo is ideal for anyone seeking quality construction, functional design, and a great location. A perfect opportunity for first-time buyers, downsizers, or investors looking for a turn-key home in a desirable area.