



GRASSROOTS
REALTY GROUP

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

**33 Merganser
Chestermere, Alberta**

MLS # A2244339



\$444,900

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,656 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	MXC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome home this highly upgraded, DOUBLE car garage, 3-storey, row/townhouse in the award winning community of Chelsea, Chestermere. Offering over 1600+ square feet of developed living space. This 3 bedroom, 2.5 half bathroom unit comes ready with desirable features including, gourmet kitchen, stainless steel appliances, granite countertops, 9'foot ceiling on the second floor, oversized windows, upgraded 5-piece ensuite. Enjoy the sunlight year round as the majority of the units windows are south facing. Steps away from parks, pathways, future shopping Centre within the community.