



**GRASSROOTS**  
REALTY GROUP

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

**3212, 6 Merganser Drive  
Chestermere, Alberta**

**MLS # A2249944**



**\$295,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Multi Family
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Building Access Fob

Two Title Parking Stalls | Two Beds + Den | Two Full Bathrooms | Welcome to this beautifully appointed 2-bedroom plus den condo, ideally located on the west edge of Chestermere with an easy commute into Calgary. Designed with a thoughtful open layout, this home features separated bedrooms on opposite sides, providing privacy and functionality. The modern kitchen is a true highlight, showcasing stainless steel appliances, stone countertops, full-height cabinets, pot lights, and a spacious island perfect for both cooking and entertaining. The living area flows seamlessly to a large balcony where you can relax and enjoy the outdoors. Upgraded with luxury vinyl plank flooring throughout, the home combines style and durability. The versatile den adds flexibility, whether you need a home office, guest space, or cozy reading nook. Two full bathrooms complement the well-designed bedrooms, including a comfortable primary ensuite. Practicality meets convenience with two titled parking stalls, making daily life effortless. You'll love the amazing amenities offered at the Lockwood: fitness centre, dog wash, owner's lounge and a secure bike storage room. Perfectly positioned, you'll appreciate quick access to Costco, East Hills Shopping Centre, and Chestermere Station Shopping Centre. With Chestermere lake being only a quick drive away, you can enjoy summer to its fullest. Whether commuting to Calgary or basking in Chestermere's local charm, this home offers the best of both worlds.