



**GRASSROOTS**  
REALTY GROUP

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3103, 6 Merganser Drive W  
Chestermere, Alberta

MLS # A2251481



**\$359,900**

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Brand new and beautiful! This 2 bedroom condo in The Lockwood offers carefree living in the new and vibrant community of Chelsea in Chestermere. This sunny open concept unit features modern, stylish finishes in a functional layout. Enjoy the 9' ceilings, luxury vinyl plank flooring and smart home technology. The heart of this unit is the contemporary kitchen complete with gleaming stainless steel appliances, full height wood grain cabinetry, quartz counter tops and a centre island for friends and family to gather. The kitchen flows seamlessly into the living area where you can step out onto your private balcony where you'll enjoy the convenience of a gas outlet for your BBQ. This is the perfect place to enjoy your morning coffee or unwind at the end of the day. The owner's retreat is spacious and bright with a walk through closet leading to your own 3 pc ensuite bath. The second bedroom is perfect as a child's room, guest room, office or maybe get a room mate to help with the mortgage. You can enjoy easy access to the owner's gym and lounge in this well kept, amenity rich building. You and your pets can enjoy the great outdoors in the expansive outdoor area and courtyard. There is also a bike room and even a pet spa. Get ready to enjoy all that Chestermere has to offer with scenic pathways and parks, a growing number of businesses and of course the lake itself all within an easy commute to the city. You're going to love living here!