



**GRASSROOTS**  
REALTY GROUP

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

**3203, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2271113**

**\$319,900**



<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<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>	Membrane	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island		

<b>Inclusions:</b>	n/a
--------------------	-----

Welcome to Lockwood, where comfort meets convenience in this stunning 2-bedroom, 2-bathroom unit with a titled parking stall, located in the vibrant and fast-growing community of Chelsea in Chestermere. Surrounded by parks, playgrounds, and scenic walking trails—and just moments from Chestermere Lake—this home is perfectly positioned for both relaxation and adventure. Enjoy easy access to local amenities like Chestermere Station, Chestermere Crossing, and an array of shopping and dining options, all just minutes away. Step inside to experience a thoughtfully designed open-concept layout featuring an oversized south-facing balcony that floods the living space with natural light and offers serene views—perfect for outdoor dining or relaxing in the sun. Every detail has been carefully curated, from the luxurious vinyl plank flooring and soaring ceilings, to the chef-inspired kitchen complete with full-height soft-close cabinetry, sleek stainless steel appliances, a pantry, and an elegant eat-up bar topped with quartz countertops—ideal for casual meals and entertaining. The primary bedroom, features a generous walk-through closet and a private 3-piece ensuite. A second bedroom, perfect for guests or a home office, and a stylish 4-piece main bathroom complete the space. Beyond your private residence, enjoy a wealth of on-site amenities including a fully equipped fitness centre, owners’ lounge, bike storage, and more—all designed to complement an active and social lifestyle. This bright and modern home is move-in ready, offering a premium opportunity to embrace the TRUMAN lifestyle in one of Chestermere’s most exciting new communities. \*Photos shown are of a similar unit