



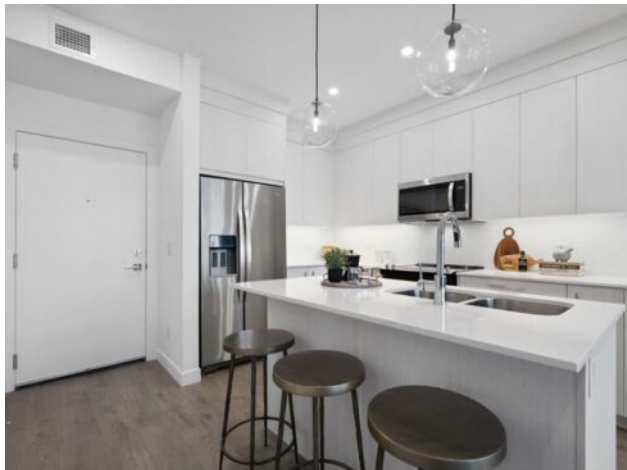
**GRASSROOTS**  
REALTY GROUP

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**3314, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2271123**

**\$329,900**



<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	694 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>	Kitchen Island, Quartz Counters		

**Inclusions:** n/a

Step into comfort and convenience with this beautifully designed 2-bedroom, 2-bathroom unit, complete with 1 titled parking stall. Ideally located in the vibrant and growing community of Chelsea, this home offers the perfect balance of modern living and outdoor charm. Enjoy easy access to lush parks, scenic walking trails, and playgrounds, with Chestermere Lake just minutes away—ideal for boating, paddle boarding, and weekend picnics. You'll also appreciate the nearby shopping and dining options at Chestermere Station and Chestermere Crossing, making everyday errands a breeze. Whether you're looking for a peaceful place to call home or a smart investment in a sought-after neighbourhood, this Lockwood unit has it all. \*Photo Gallery of Similar Unit\*