304, 33 Merganser Drive W
Chestermere, Alberta

MLS # A2271279

$399,900

Division:	Chelsea_CH
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,649 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Landscaped, Street Lighting

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 320
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	MXC
Foundation:	Poured Concrete	**Utilities:**	-

Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions:	None

Welcome to this stunning 1,649 sq ft, 3-storey townhome offering 4 bedrooms, 2.5 bathrooms and a bright modern design in an unbeatable location. The main level features a welcoming foyer, a main-floor Den and convenient interior access to the double attached garage. Upstairs, the open-concept living space is filled with natural light and enhanced by high ceilings, showcasing a central kitchen with full-height cabinetry, quartz countertops, stainless steel appliances, a large island and an extended breakfast bar. The dining area opens onto a private balcony with a gas line for BBQs, while the spacious living room offers a TV-ready wall and plenty of room to relax or entertain, all complemented by a 2-piece bath. The upper level includes three sizeable bedrooms, two full bathrooms and upper-level laundry, with the primary suite featuring a walk-in closet and a private 5-piece ensuite with double quartz vanity. A beautifully maintained shared outdoor space enhances the complex, and the location is ideal with quick access to Stoney Trail SE, making commuting to Calgary fast and convenient. The property requires TLC and is being sold as-is