



**GRASSROOTS**  
REALTY GROUP

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**3201, 6 Merganser  
Chestermere, Alberta**

**MLS # A2272082**



**\$365,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island		

<b>Inclusions:</b>	N/A
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Welcome to Lockwood &mdash; this rare, larger 3-bedroom, 2-bath corner unit is available! Complete with 2 titled parking stalls which are conveniently located right outside of the main doors to the building, in the growing community of Chelsea, Chestermere. Steps from parks, pathways, and Chestermere Lake, with shopping and dining close by, this home offers unmatched convenience and lifestyle. This rare floor plan features an oversized south-facing balcony overlooking the green space/park&mdash;a standout feature that provides exceptional extra outdoor living and entertaining space. Inside, enjoy an open-concept layout, luxury vinyl plank flooring, and a bright, airy feel throughout. The kitchen includes full-height soft-close cabinetry, stainless steel appliances, quartz countertops, and a large eat-up island. The primary bedroom offers a walk-through closet and 3-piece ensuite, with two additional bedrooms and a 4-piece main bath completing the functional layout. Building amenities include a fitness centre, owners' lounge, and bike storage. This move-in-ready home delivers outstanding value.