



**3201, 6 Merganser
Chestermere, Alberta**

MLS # A2272082



\$354,000

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

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

Inclusions: N/A

Welcome to Lockwood — 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—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.