



GRASSROOTS
REALTY GROUP

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**302, 6 Merganser Drive
Chestermere, Alberta**

MLS # A2277057



\$445,000

Division:	Chelsea_CH		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,456 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	n/a		

Welcome to 302, 6 Merganser Drive—PET FRIENDLY unit! Discover this stunning, 3-storey townhouse, perfectly located in the friendly neighbourhood of Chelsea in Chestermere. With 1600 SFT of beautifully designed living space, this home features 4 bedrooms and 2.5 baths, offering versatility and comfort for all households. The 4th bedroom, located on the main floor, is perfect as a home office, gym, or yoga room, making it ideal for gig workers or anyone seeking a dedicated workspace. A gorgeous kitchen showcasing quartz countertops, sleek stainless steel appliances, a double-door pantry with ample shelving, modern light fixtures, and an island with storage that accommodates 3-4 bar stools. The open-concept layout seamlessly connects the kitchen to the dining area, which fits a table for 8, and the living space, all bathed in natural light. Step out onto the huge south-facing balcony to enjoy the scenery, host barbecues with friends, or relax with your morning coffee or an evening glass of wine. Upstairs, you'll find two generously sized bedrooms with a shared bath, along with a spacious primary retreat that easily fits a king bed. This private sanctuary boasts stunning mountain views, a luxurious ensuite, and a modest walk-in closet. Convenience meets practicality with upstairs laundry. This home is complete with thoughtful details, including luxury vinyl plank blond flooring, modern light fixtures, and a fully insulated & HEATED double-car attached garage. The garage also includes hidden storage for skis, outdoor toys, or christmas decorations plus a convenient spigot for washing vehicles or gear. Parking is a breeze with additional space in front of the unit. Located in a pet-friendly condominium community with low condo fees, this property offers exceptional access to Stoney Trail, Costco, golf courses, parks, and top-rated schools. Whether

you're a first-time homebuyer, a growing family, or someone looking to downsize, this townhouse provides the perfect blend of comfort, functionality, and location. Book your showing today!