

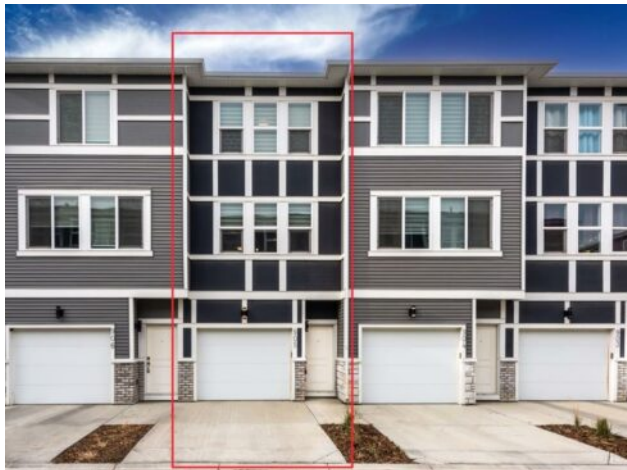


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**905, 33 Merganser Drive W
Chestermere, Alberta**

MLS # A2279304



\$390,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,323 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	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:	\$ 258
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this stylish 3-level townhouse in the growing community of Chelsea, Chestermere. Built in 2023, this modern home offers a bright, open layout with light-coloured finishes and stainless steel appliances in the kitchen making it bright and beautiful for hosting. The dining area leads to a private balcony, perfect for enjoying fresh air or outdoor meals. Upstairs features 2 spacious bedrooms and 2.5 bathrooms, including a well-designed primary suite. The convenient upper-level laundry, located beside the primary bedroom, adds everyday practicality. The home also includes a tandem attached garage with space for two vehicles and driveway parking for added convenience. Located close to Chestermere Lake, parks, schools, shopping, and quick access to Calgary via Highway 1, this home offers a low-maintenance lifestyle in a modern, family-friendly community.