



**804, 33 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2284894**



**\$375,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	MXC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** Window Blinds, A/C unit

Welcome to this beautifully appointed 2-bedroom, 2.5-bath townhouse in the Chelsea community of Chestermere, built in 2023 and designed for modern living. Located in a vibrant, family-friendly community, this home offers exceptional style, comfort, and convenience. Step inside to an open and contemporary floor plan featuring bright living spaces, high-quality finishes, and thoughtful upgrades throughout. The kitchen showcases sleek cabinetry, quartz countertops, stainless steel appliances, and a spacious island perfect for cooking and entertaining. Upstairs, you'll find two generously sized bedrooms, each with its own bathroom—ideal for privacy, guests, or a roommate setup. Custom premium window blinds add a stylish touch while enhancing privacy and light control. Enjoy year-round comfort with central air conditioning, already installed for your convenience. Additional highlights include a private balcony, an attached garage, in-suite laundry, and low condo fees, making this home an excellent option for first-time buyers, down-sizers, or investors seeking low-maintenance living. Move-in ready and impeccably maintained, this 2023-built townhouse offers the best value in Chestermere living—modern, efficient, and close to parks, schools, shopping, and the lake.