



GRASSROOTS
REALTY GROUP

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

MLS # A2284894



\$380,000

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

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

Inclusions:	Window Blinds, A/C unit
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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.