



**144 Merganser Drive W
Chestermere, Alberta**

MLS # A2301339



\$475,000

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,514 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Welcome to this beautifully maintained 1-year-old townhouse in desirable Dawson Landing, Chestermere. This move-in-ready home offers 1,500 sq ft of modern living with an inviting open-concept main floor, featuring a bright living and dining area centred around a large kitchen island, perfect for entertaining. Enjoy stainless steel appliances, elegant quartz countertops, and abundant cabinetry to meet all your culinary needs. Upstairs, you'll find 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet – the perfect private retreat. Step outside to your fully landscaped front and back yard with grass, plus convenient rear stairs leading to your double detached garage. The unfinished basement is ready for your personal touch – create the ultimate rec room, gym, or additional bedroom. Located near schools, parks, and shopping, this property offers both comfort and convenience in Chestermere's growing community of Dawson Landing.