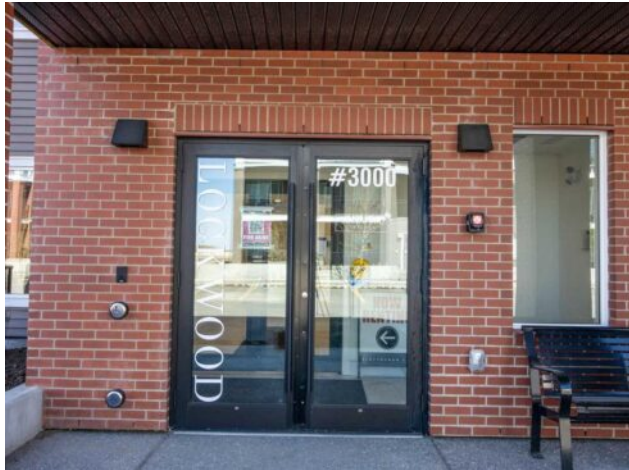




**3212, 6 Merganser Drive
Chestermere, Alberta**

MLS # A2303121



\$319,000

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 308
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Multi Family
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Welcome to this BRAND NEW, never-lived-in 2-bedroom, 2-bathroom condo with a den and 2 TITLED PARKING STALLS, ideally located in the vibrant lake community of Chelsea, Chestermere. Built by TRUMAN, this modern home offers a seamless blend of contemporary design, smart functionality, and everyday comfort—perfect for first-time buyers, downsizers, or investors. Enjoy the lake lifestyle just minutes from Chestermere Lake, featuring beach access, a boat launch, scenic walking paths, parks, and playgrounds. Everyday conveniences are close by, with Chestermere Station and Chestermere Crossing nearby, plus the added benefit of being just a 5-minute drive to EAST HILL Shopping Centre, home to Costco, Walmart, a cinema, and a wide variety of shopping and dining options. Inside, the open-concept layout is bright and inviting, featuring a versatile den ideal for a home office or flex space. Premium finishes include luxury vinyl plank flooring, soaring ceilings, and a chef-inspired kitchen with full-height cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, a pantry, and a large eat-up island—perfect for casual dining or entertaining. The spacious primary bedroom offers a walk-through closet and a private 3-piece ensuite, while a second bedroom, a full 4-piece main bath, and in-suite laundry complete the thoughtfully designed floor plan. Residents of Lockwood enjoy exclusive access to a fully equipped fitness centre, a stylish owners’ lounge, and convenient bike storage—supporting an active and connected lifestyle. Bright, modern, and truly move-in ready, this never-occupied home delivers small-town lake living with big-city convenience—just minutes from Calgary. Live better. Live Chelsea.