



**GRASSROOTS**  
REALTY GROUP

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

**3204, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2203187**



**\$334,900**

<b>Division:</b>	Chestermere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Outside		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Brand New 2-Bedroom Condo in Chestermere & 2 Titled Parking Spots! Welcome to The Lockwood at Chelsea, where modern design meets the charm of suburban living! This brand-new 2-bedroom, 1-bathroom condo offers 628 sq. ft. of thoughtfully designed space, perfect for first-time buyers, investors, or anyone looking to downsize in style. Step inside and experience bright, open-concept living with large windows that bring in natural light throughout the day. The contemporary kitchen is a showstopper, featuring sleek stainless steel appliances, full-height cabinetry, soft-close drawers, quartz countertops, and an eat-up bar&mdash;perfect for casual dining and entertaining. Unwind in your primary bedroom retreat, complete with a spacious walk-through closet leading to the elegant 4-piece bathroom. The second bedroom offers flexibility as a guest room, home office, or creative space (second bedroom has no window). Enjoy your private balcony, ideal for morning coffee or evening relaxation. Plus, with 2 titled outdoor parking spots, you'll never have to worry about parking. Residents can enjoy the gym, book a common lounge for parties. The building has a bike room and comes with access to the pet spa. Located just minutes from Chestermere Lake, you'll have easy access to scenic pathways, parks, shopping, and all the amenities this growing community has to offer. Whether you're seeking modern comfort or an investment opportunity, this stunning home is ready for you!