

# \$489,900 - 302, 6 Merganser Drive, Chestermere

MLS® #A2219377

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to 302, 6 Merganser Drive – PET FRIENDLY unit! Discover this stunning, less than one year old, 3-storey townhouse built by Truman, perfectly located in the friendly neighborhood of Chelsea in Chestermere. With 1600 SFT of beautifully designed living space, this home features 4 bedrooms and 2.5 baths, offering versatility and comfort for all households. The 4th bedroom, located on the main floor, is perfect as a home office, gym, or yoga room, making it ideal for gig workers or anyone seeking a dedicated workspace. A gorgeous kitchen showcasing quartz countertops, sleek stainless steel appliances, a double-door pantry with ample shelving, modern light fixtures, and an island with storage that accommodates 3-4 bar stools. The open-concept layout seamlessly connects the kitchen to the dining area, which fits a table for 8, and the living space, all bathed in natural light. Step out onto the huge south-facing balcony to enjoy the scenery, host barbecues with friends, or relax with your morning coffee or an evening glass of wine. Upstairs, you'll find two generously sized bedrooms with a shared bath, along with a spacious primary retreat that easily fits a king bed. This private sanctuary boasts stunning mountain views, a luxurious ensuite, and a modest walk-in closet. Convenience meets practicality with upstairs laundry. This home is complete with thoughtful details, including luxury vinyl plank blond flooring, modern light fixtures, and a fully insulated & HEATED



double-car attached garage. The garage also includes hidden storage for skis, outdoor toys, or christmas decorations plus a convenient spigot for washing vehicles or gear. Parking is a breeze with additional space in front of the unit. Located in a pet-friendly condominium community with low condo fees, this property offers exceptional access to Stoney Trail, Costco, golf courses, parks, and top-rated schools. Whether youâ€™re a first-time homebuyer, a growing family, or someone looking to downsize, this townhouse provides the perfect blend of comfort, functionality, and location. Book your showing today!

Built in 2024

**Essential Information**

MLS® #	A2219377
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	302, 6 Merganser Drive
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

**Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	44
Zoning	R-3

### Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.