# \$309,900 - 1217, 6 Merganser Drive W, Chestermere

MLS® #A2239855

### \$309,900

2 Bedroom, 2.00 Bathroom, 702 sqft Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to 6 Merganser Drive West, where modern living meets small-town charm in this brand-new, beautifully crafted 2-bedroom, 2-bathroom condo. Thoughtfully designed with comfort and style in mind, this bright and spacious unit is perfect for anyone looking to enjoy contemporary finishes, functional living spaces, and a strong sense of community.

As you step inside, you're welcomed into a sun-filled, open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet night in, the space is ideal for both everyday living and entertaining. The kitchen features sleek, modern finishes with ample cabinetry and an inviting eating bar â€" perfect for casual meals, morning coffee, or gathering with friends.

The primary bedroom serves as a true retreat, complete with a walk-through closet that offers generous storage and leads into a private 3-piece ensuite bathroom. The second bedroom is equally well-appointed, located steps from the main 4-piece bathroom â€" an ideal setup for guests, family members, or a home office.

Large windows throughout the unit flood the space with natural light, creating a warm and welcoming atmosphere. Step outside onto your private balcony to enjoy fresh air, sunshine, or a peaceful moment with your







#### favorite book.

Located in a quiet, well-connected neighborhood, 6 Merganser Drive West offers more than just a home â€" it's a lifestyle. The surrounding community is known for its friendly atmosphere, local parks, walking trails, and proximity to schools, shopping, and dining. Whether you're taking a stroll around the block or heading into town for weekend activities, you'll find everything you need just minutes away.

This brand-new unit combines quality construction, thoughtful design, and a vibrant location â€" making it an excellent choice for first-time buyers, professionals, downsizers, or investors alike. Don't miss your opportunity to be a part of this growing, welcoming community.

Built in 2025

Year Built

#### **Essential Information**

MLS® # A2239855 Price \$309,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 702
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

2025

Status Active

## **Community Information**

Address 1217, 6 Merganser Drive W

Subdivision Chelsea\_CH
City Chestermere

County Chestermere

Province Alberta
Postal Code T1X 2Y2

#### **Amenities**

Amenities Elevator(s), Parking, Playground, Trash, Visitor Parking, Bicycle

Storage, Fitness Center, Storage

Parking Spaces 1

Parking Titled, Underground

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony Roof Asphalt

Construction Composite Siding

#### Additional Information

Date Listed July 16th, 2025

Days on Market 106 Zoning R4

## **Listing Details**

Listing Office CIR Realty

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