

# \$479,900 - 302, 6 Merganser Drive, Chestermere

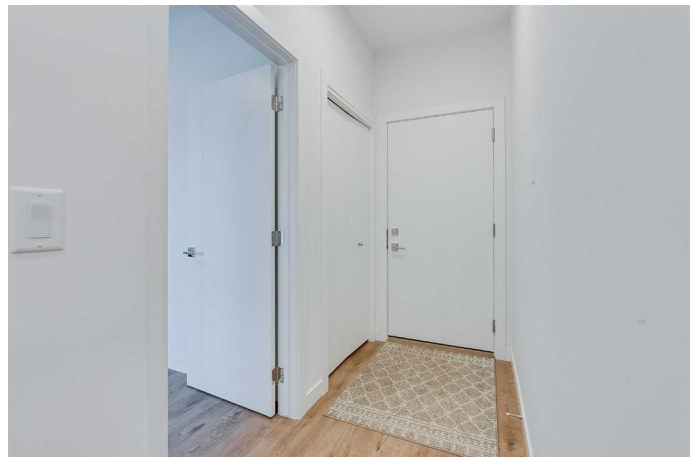
MLS® #A2244688

**\$479,900**

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® #         | A2244688      |
| Price          | \$479,900     |
| 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    | July 31st, 2025 |
| Days on Market | 39              |
| Zoning         | R-3             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.